

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
--	---	--

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the County of Kern</u> <b>PHA Code:</b> <u>CA008</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2019</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>865</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3758</u> <b>Total Combined Units/Vouchers</b> <u>4623</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The Housing Authority of the County of Kern's PHA Plan/Elements/information are available for inspection at the following locations: </p> <ul style="list-style-type: none"> <li>• Central Office Reception - Housing Authority of the County of Kern, 601 -24<sup>th</sup> Street, Bakersfield, CA 93301</li> <li>• Housing Authority website: <a href="http://www.kernha.org/agency-info/agency-plan/">http://www.kernha.org/agency-info/agency-plan/</a></li> <li>• 1104 S. Robinson St., Bakersfield, Kern, CA 93307</li> <li>• 714 Smith St., Bakersfield, Kern, CA 93307</li> <li>• 327 Dover Place, Delano, Kern, CA 93215</li> <li>• 1910 Garces Hwy., Delano, Kern, CA 93215</li> <li>• 106 – 11<sup>th</sup> St., McFarland, Kern, CA 93250</li> <li>• 312 So. Austin St., Delano, Kern, CA 93215</li> <li>• 701 Meyer St., Arvin, Kern, CA 93203</li> <li>• 300 Terra Vista, Shafter, Kern, CA 93263</li> <li>• 3015 Wilson Rd., Bakersfield, Kern, CA 93304</li> <li>• 1015 Baker Street, Bakersfield, CA 93305</li> </ul> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p>										
	<table border="1"> <thead> <tr> <th data-bbox="165 1894 440 1936">Participating PHAs</th> <th data-bbox="440 1894 553 1936">PHA Code</th> <th data-bbox="553 1894 868 1936">Program(s) in the Consortia</th> <th data-bbox="868 1894 1149 1936">Program(s) not in the</th> <th data-bbox="1149 1894 1453 1936">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the	No. of Units in Each Program					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the	No. of Units in Each Program							

				Consortia	PH	HCV
	Lead PHA:					

**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

Statement of Housing Needs and Strategy for Addressing Housing Needs

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Financial Resources.

Rent Determination.

Operation and Management.

Grievance Procedures.

Homeownership Programs.

Community Service and Self-Sufficiency Programs.

Safety and Crime Prevention.

Pet Policy.

Asset Management.

Substantial Deviation.

Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

- 4/9/2018- Revised Chapter 6 of the Administrative Plan to Authorize the Issuance of Shared Housing Vouchers
- 7/11/18 - Revised Chapter 17 of the Administrative Plan to allow the Addition of PBV units to Existing Contracts
- 7/11/18 - Revised Chapter 2 of the Admissions and Continued Occupancy Policy to Incorporate Homeless Preference
- 7/11/18 - Revised Chapters 8 and 9 of the Housing Choice Voucher Administrative Plan and Chapters 2 and 6 of the Admission and Continued Occupancy Policy to Adopt HUD Discretionary Streamlining Revisions
- 12/12/18 – Deleted Chapter 16 and Revised Chapter 15 of the Administrative Plan Regarding Special Programs
- 12/12/18 - Revised Chapter 2 of the Administrative Plan to Add a Preference for Non-Elderly Persons with Disabilities and Remove the Preference for the Family Stabilization Program
- 12/12/18 - Revised Chapter 17 of the Administrative Plan Regarding the Housing Choice Voucher Homeownership Program

(c) The PHA must submit its Deconcentration Policy for Field Office review.

(Attached)

<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>Project-Based Vouchers</b></p> <p>The Housing Authority is considering allocating Project Based Vouchers in FY 2019/2020 at the following locations:</p> <ul style="list-style-type: none"> <li>• Kern County – vouchers targeted to special populations including the homeless</li> </ul>						
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>						
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>There was one finding related to the Continuum of Care program wherein supportive underlying documentation was not available for three annual reports. The Housing Authority implemented corrective action to prevent this issue from reoccurring.</p>						
<p><b>B.5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b><u>Progress on Goals and Objectives for 2015-2019</u></b></p> <p>The Housing Authority has made significant progress in meeting the goals established in the annual and five year plan:</p> <table border="1" data-bbox="178 1690 1442 1921"> <thead> <tr> <th data-bbox="178 1690 943 1738">Goal/Objective</th> <th data-bbox="943 1690 1442 1738">Progress</th> </tr> </thead> <tbody> <tr> <td data-bbox="178 1738 943 1801">Maintain a vacancy rate of 2% or less for the Agency</td> <td data-bbox="943 1738 1442 1801">Vacancy rate of only 1.9% in FY 2017/18.</td> </tr> <tr> <td data-bbox="178 1801 943 1921">Continue to apply for additional Housing Choice Vouchers and Special purpose vouchers as they become available</td> <td data-bbox="943 1801 1442 1921">The Housing Authority applied for and received 15 more VASH vouchers in 2017/18 and applied for and received 17 Mainstream vouchers for non-</td> </tr> </tbody> </table>	Goal/Objective	Progress	Maintain a vacancy rate of 2% or less for the Agency	Vacancy rate of only 1.9% in FY 2017/18.	Continue to apply for additional Housing Choice Vouchers and Special purpose vouchers as they become available	The Housing Authority applied for and received 15 more VASH vouchers in 2017/18 and applied for and received 17 Mainstream vouchers for non-
Goal/Objective	Progress						
Maintain a vacancy rate of 2% or less for the Agency	Vacancy rate of only 1.9% in FY 2017/18.						
Continue to apply for additional Housing Choice Vouchers and Special purpose vouchers as they become available	The Housing Authority applied for and received 15 more VASH vouchers in 2017/18 and applied for and received 17 Mainstream vouchers for non-						

		elderly disabled persons.
	Utilize at least 95% of available Section 8 HAP funds	Monthly utilization is now over 100%
	Attain high performer status on the Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP)	The Housing Authority was rated a high performer in PHAS and a standard performer in SEMAP for 2017/2018
	Increase the number of residents who are employed	The number of Family Self Sufficiency program families employed has increased from 48% to 52%.
	Complete the construction and lease-up of the 81-unit Almond Village affordable housing development	Almond Village was successfully completed in June 2016 and achieved full occupancy in September 2016.
	Assist Golden Empire Affordable Housing, Inc. II with the completion of the 56-unit Park 20 <sup>th</sup> affordable housing development and complete the timely lease-up of the project	Park 20 <sup>th</sup> was completed and it's 100% leased.
	Make significant progress towards ending veteran and chronic homelessness in Kern County by 12/31/16	This is a collaborative goal and we continue to make progress towards ending veteran and chronic homelessness. New PSH grant and VASH vouchers have been awarded, providing at least 120 more PSH beds for homeless veterans and chronically homeless persons.
	Fully utilize the 36 vouchers per year allocated to the Home First program	New Home First Vouchers have been converted to Home at Last vouchers and expanded to represent 50% of all vouchers issued by the Housing Authority. Home at Last vouchers house homeless persons referred and prioritized through the Coordinated Entry system.
	Complete a comprehensive update of physical needs at all Agency owned properties and develop a plan to address these needs based on projected resources available	A comprehensive update of physical needs at all Agency owned properties was completed in 2017 and work is being done to address immediate needs as funding becomes available.
	Determine a long-term strategy for reducing water usage given the historic drought and rising water costs	We hired a landscaper to remove high water usage turf areas at 16 sites and replace with low water usage landscaping such as xeriscape.
	Successfully complete the modernization/construction, permanent loan conversions and lease-up of Rancho Algodon, Rio Vista and Residences at Old Town Kern	This goal has been achieved for all three developments.
	Continue to improve efficiency, reduce fixed costs and maximize revenue to meet budget targets	Significant progress has been made in reducing overhead costs and increasing revenue. Cost savings were achieved through lower cost copier contracts, careful monitoring of office supplies, and reduction in administrative support positions. Revenue increased through improved voucher utilization compared to historic utilization and increase in developer fee from new projects.
<b>B.6</b>	<b>Resident Advisory Board (RAB) Comments.</b>	
	(a) Did the RAB(s) provide comments to the PHA Plan?	
	Y N	

	<input type="checkbox"/> <input type="checkbox"/> (c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
<b>B.7</b>	<b>Certification by State or Local Officials.</b> <a href="#">Form HUD 50077-SL</a> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>B.8</b>	<b>Troubled PHA.</b> (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
<b>C.</b>	<b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>C.1</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.  See HUD Form 50075.2, approved by HUD on 6/15/18.

## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

### A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

### B. Annual Plan. All PHAs must complete this section.

#### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments.