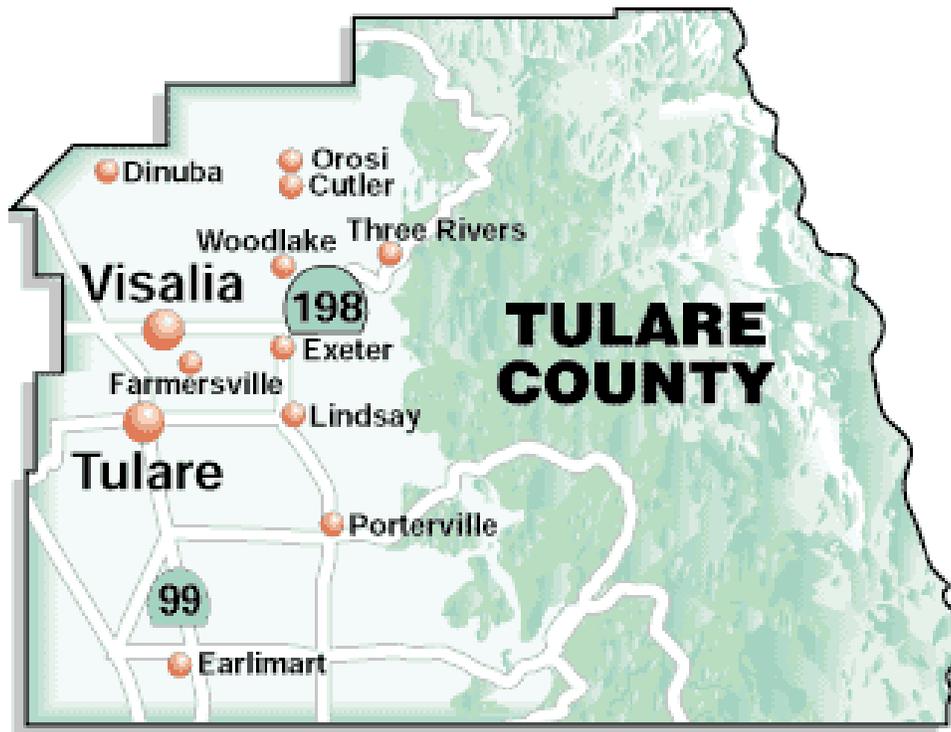


Moving to Work

FY 2013-2014 Annual Plan

Housing Authority of the County of Tulare



Submitted March 28, 2013
Resubmitted May 15, 2013

Table of Contents

SECTION	TITLE	PAGE
I	Introduction	1
II	General Operating Information	2
III	Non-MTW Information	11
IV	Long-Term MTW Plan	12
V	Proposed MTW Activities	13
VI	Ongoing MTW Activities	14
VII	Sources and Uses of Funding	22
VIII	Administrative	28

APPENDICES

A	Board Resolution Adopting Plan	29
B	Public Process (Including Resident Council Meeting Minutes)	31
C	Capital Fund Five-Year Plan and Budget	34
D	Hardship Policy	45
E	<i>Violence Against Women Act and Department of Justice Reauthorization Act of 2005 Compliance</i>	46
F	Certification for a Drug-Free Workplace	47
G	Certification of Payments to Influence Federal Transactions	48
H	Disclosure of Lobbying Activities	49

Section I: Introduction

Mission Statement: To provide affordable, well-maintained rental housing to qualified low and very low-income families. Priority shall be given to working families, seniors and the disabled. Tenant self-sufficiency and responsibility shall be encouraged. Programs shall be self-supporting to the maximum extent feasible.

Background: The Housing Authority of the County of Tulare (HATC) was established in 1945. It initially sought to provide affordable housing for returning WWII veterans and their families. However, since its establishment, it has incorporated several different programs into its housing portfolio. These programs were, or are, funded by various types of agencies, which include the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the State of California Tax Credit Allocation Committee (LIHTC), Rental Housing Construction Program (RHCP), HOME, City Redevelopment Agencies (RDA) and other local agencies. HATC is also a current participant of the Moving to Work (MTW) Demonstration Program. Our mission statement was instituted prior to HATC's participation in the MTW Demonstration Program. However, with the commencement of the MTW Demonstration Program, we feel more capable of providing our families the necessary tools to establish responsibility and achieve self-sufficiency. At the present, HATC provides affordable and well-maintained rental housing to nearly 5,000 households. We have established a solid reputation for providing safe and affordable housing to low and very-low income families throughout Tulare County.

HATC entered into its first MTW Demonstration Program contract with HUD on May 1, 1999. In 2008, our MTW contract was reevaluated and extended for an additional 10 years. When our contract was extended, HUD encouraged more budget flexibility and HATC was able to institute changes that will be discussed later in this plan. This plan spans the 2014 fiscal year (July 1, 2013 to June 30, 2014). In this plan we will discuss our current goals, operating information, non-MTW HATC programs and activities, long-term MTW objectives and plans, proposed MTW activities, ongoing MTW activities, agency performance and evaluation and the sources and uses of our funding.

Goals and Objectives: HATC has established specific goals and objectives for its employees and its company which include:

1. Reducing cost by achieving greater cost effectiveness in federal expenditures.
2. Increase incentives for families or to participate in job-training programs to achieve economic self-sufficiency. Decrease incentives for families who fail to report or underreport income by establishing fixed subsidies.
3. Increase housing choices for program participants
4. Increase productivity and work quality by reducing calculation errors and unnecessary work volume.

Of these, numbers one and three are direct statutory goals of the MTW Program. Number two includes the last statutory goal of "Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs or programs that assist people to obtain employment and become economically self-sufficient".

We believe that the MTW Demonstration Program permits local agencies to provide assistance that best benefits their jurisdiction and constituents. It provides the flexibility for our agency to determine the needs of its community and to mold a program that would permit it to grow in such a way that would demonstrate the value and success of the MTW Demonstration Program.

Section II: General Operating Information

HATC currently administers almost 5,000 units of assistance. This number includes Section 8 Housing Choice Vouchers (HCV), Public Housing, Veterans Administrative Supportive Housing (VASH) and units funded by different sources.

A. Housing Stock Information

Public Housing: HATC currently owns and maintains 710 MTW public-housing units. We do not anticipate adding any new public-housing units, nor do we anticipate removing any public-housing units from our inventory during the plan year. HATC does not anticipate making any significant capital expenditures by development (>30%) and does project to make any significant capital expenditures by development greater than 30% in the next fiscal year. Below, refer to table 1:

Table 1

HUD FUNDING				
MTW PUBLIC HOUSING AS OF 02/08/2013				
Complex	Location	No. of Units	Leased	Vacant
30-1A	Cutler	24	23	1
30-1B	Cutler	6	6	0
30-2	London	20	20	0
30-3	Cutler	25	25	0
30-4	Goshen	20	19	1
30-5	Dinuba	80	80	0
30-7	Woodlake	25	24	1
30-8	Traver	10	9	1
30-10	Tulare	75	75	0
30-11	Woodlake	5	5	0
30-12	Tulare	50	48	2
30-15	Visalia	36	35	1
30-16	Visalia	74	74	0
30-17	Porterville	65	64	1
30-19	Visalia	69	69	0
30-20	Tulare	50	49	1
30-21	Tulare	30	30	0
30-24	Porterville	46	45	1
Total MTW Public Housing Units		710	700	10

Section II: General Operating Information

Section 8 Housing Choice Voucher Program (HCV): As of March 2013, HATC had a total of 2,841 (with authorization to lease an extra 150 vouchers authorized in the FY 2010-2011 plan) MTW HCVs allocated, of which 2,995 are leased at this time. This made our lease-up percentage 105%. HATC project-based 30 of its HCV-voucher allocations during the 2011/2012 fiscal year, and has no plans to convert any additional vouchers to project-based during the next plan year. HATC anticipates the number of HCV vouchers under lease to remain the same during the 2013-2014 plan year. We will, however, due to sequestration, be monitoring Section 8 reserves to be sure that such a number is sustainable. If not, we will drop the number of vouchers under lease through attrition.

The only non-MTW vouchers that HATC administers are the 35 VASH-voucher allocations for its veteran population in order for them to locate affordable housing. As of April 2013, 32 have been leased. HATC continues working with the Department of Veteran Affairs. With a higher than average rate of turnover of these vouchers, and a lower-than-expected number of referrals, we have not managed to lease up the last allocations, but will continue to try to do so before the start of the plan year on July 1, 2013.

Multifamily Housing (HUD): HATC manages and maintains two HUD multifamily complexes. One complex, La Serena, provides affordable housing for low-income families, while our other complex, Santa Fe Plaza, provides affordable housing for the elderly.

Table 2

MULTIFAMILY HUD FUNDING			
Complex	Location	Year Built/Acquired	No. of Units
Santa Fe Plaza (Section 8/202)	Porterville	1983	105
La Serena (Section 8 New Construction)	Porterville	1983	65
Total Multifamily Units			170

Section II: General Operating Information

Other Housing Stock (Non-HUD): HATC owns/manages several other properties throughout the county funded by various sources. In partnership with Kaweah Management Company, an affiliated non-profit development company, HATC also has several new complexes in development. These new units are being developed using a combination of funds that include LIHTC, HOME, City Redevelopment tax-increment funding, bonds and HATC administrative funds. Additional projects are still in the works and will be completed in future years. Tables 3-5 provide information on our other housing stock and their various funding sources:

Table 3

FARM LABOR HOUSING STOCK			
USDA FUNDING			
Complex	Location	Year Built/Acquired	No. of Units
Terra Bella FLC	Terra Bella	1977	14
Sonora	Tulare	1985	52
Linnell FLC	Visalia	1938/1967/1972/1977	191
La Puente	Visalia	1980	15
Woodville FLC	Woodville	1938/1967/1977	178
Total Farm Labor Housing Units			450

LIHTC STOCK			
CALIFORNIA TAX CREDIT ALLOCATION FUNDING			
Complex	Location	Year Built/Acquired	No. of Units
Gateway Village II	Farmersville	2009	16
Cypress Cove	Tulare	1993	52
Westport Village	Visalia	1989	25
Fairview Village	Visalia	1994	8
Willowbrook	Visalia	1996	10
Kimball Court	Visalia	2000	95
Court & Paradise	Visalia	1980-2008, 2011	20
Parkside Court	Woodlake	2007	24
Total Tax Credit Housing Units			250

RENTAL HOUSING CONSTRUCTION PROGRAM UNITS			
STATE OF CALIFORNIA RHCP FUNDING			
Complex	Location	Year Built	No. of Units
Clark Court	Visalia	1983	24
Visalia Garden Villas	Visalia	1987	60
Total RHCP Housing Units			84

Section II: General Operating Information

Table 4

MIXED FUNDING UNITS				
Complex	Location	Year Built/Acquired	No. of Units	Funding Sources
Blain Units	Tulare/Porterville	1984/2001	14	HATC Non-Profit
County Center	Visalia	1974/2010	1	HATC Non-Profit
East Kaweah Ave	Visalia	2013	8	Visalia RDA
East Tulare Avenue Cottages	Visalia	1979/2009	22	RHCP/CHFA/Tulare RDA
Encina Triplex	Visalia	1945/2008	3	Visalia RDA
Exeter Family Apartments	Exeter	2012	49	
Gateway Village Apartments	Farmersville	2008	48	USDA/CTCAC
Lindsay Senior Apartments	Lindsay	2011	72	USDA/CTCAC
Linmar Apartments	Dinuba	1982/1992	48	USDA
Millcreek Parkway	Visalia	2008	70	Visalia RDA/MTW ³
Myrtle Court	Visalia	1998/2008	32	HATC Non-Profit
North E Street	Tulare	1963/1980	1	HATC Non-Profit
North Jacob	Visalia	1958/1993	1	HATC Non-Profit
Oakwood	Tulare	2009	20	MTW/Tulare RDA ⁴
Poplar Grove	Poplar	2003	50	USDA/CTCAC
Robinwood Court	Visalia	2007	10	HOME/Visalia RDA
South Crenshaw	Visalia	1983/1995	1	HATC Non-Profit
Sultana Acres	Sultana	1992	36	RHCP/CTCAC
Tracy Court	Visalia	2010	3	HATC Non-Profit
Transitional Living Center	Visalia	1966/2005	32	Visalia RDA
Tulare NSP	Tulare	2011	5	Tulare RDA/NSP/MTW ¹
Tule Vista	Tulare	2011	57	USDA/CTCAC/BOND/Tulare RDA/MTW ²
Village Grove	Farmersville	1984/2009	48	USDA/CTCAC/BOND
West Oriole	Visalia	2010	8	MTW/Visalia RDA ⁵
West Trail Apartments	Tulare	2012	49	USDA/CTCAC
Total Mixed Funding Units			688	

Table 5

FUTURE HOUSING STOCK				
Complex	Location	Estimated Completion	No. of Units	Funding Sources
Goshen & Lovers Lane	Visalia	2013	TBD	TBD
Morrison & Bardsley	Tulare	TBD	57	Tulare RDA/CTACT/MTW ⁶
Newcomb Court	Porterville	2015	81	MTW/TCAC ⁸
Sequoia Villas	Lindsay	2013	19	TBD/CTCAC
The Aspens	Tulare	2013	47	Tulare RDA/CTACT
Visalia Garden Apartments	Visalia	2014	48	MTW ⁷
Total Future Housing Units			252	

See following page for footnotes

Section II: General Operating Information

¹ The City of Tulare received money from the NSP program and asked HATC to participate by assuming ownership when they were ready for occupancy. There was funding for five units, and the City and HATC identified three units in the designated area which had suitable purchase prices and affordable rehabilitation requirements. In addition, there were two vacant lots in the same area that were available for purchase at a reasonable price. HATC used MTW-reserve money of approximately \$250,000 to purchase the three units and the two lots before the NSP funding was available, at which time the City reimbursed HATC. Contributions of MTW funds to this project is authorized through HATC'S approved Activity #5 – Development of Additional Affordable Housing, which makes use of the “Broader Uses of Funds” authority in HATC's Attachment D of the Standard MTW Agreement.

² The Tule Vista project was financed by multiple sources. One source was the utilization of MTW-reserve funds in the amount of \$3,900,000, used as a bridge loan during the 15-year, tax-credit-compliance period. The project is one of the first in the State of California to have approval to convert to homeownership at the end of 15 years. Once the units are sold, the sale proceeds will be repaid to HATC. Contributions of MTW funds to this project is authorized through HATC'S approved Activity #5 – Development of Additional Affordable Housing, which makes use of the “Broader Uses of Funds” authority in HATC's Attachment D of the Standard MTW Agreement.

³ HATC used MTW-reserve money to refinance the \$2,200,000 loan on this project to a more affordable interest rate for the project, at a higher rate than could have been achieved had the reserves been invested in traditional investments. Contributions of MTW funds to this project is authorized through HATC'S approved Activity #5 – Development of Additional Affordable Housing, which makes use of the “Broader Uses of Funds” authority in HATC's Attachment D of the Standard MTW Agreement.

⁴ HATC approved the use of MTW-reserve funds in the amount of \$950,000 to purchase the 20-unit project in our development area in cooperation with the City of Tulare Redevelopment Agency who authorized the use of tax-increment funds to be granted to Kaweah Management Company the non-profit managed by the Housing Authority. MTW flexibility allowed for the quick closing on this project to help fight blight in the City of Tulare. Contributions of MTW funds to this project is authorized through HATC'S approved Activity #5 – Development of Additional Affordable Housing, which makes use of the “Broader Uses of Funds” authority in HATC's Attachment D of the Standard MTW Agreement.

⁵ This project was the purchase of two foreclosed fourplexes in the City of Visalia Redevelopment target area. The HATC board approved funding from the MTW-program reserves in the amount of \$365,000 per fourplex. After acquisition, the fourplexes were financed by our local banking partner, Valley Business Bank, in the amount of \$250,000 per fourplex at 5% for 25 years. The balance of the acquisition was MTW funds. Contributions of MTW funds to this project is authorized through HATC'S approved Activity #5 – Development of Additional Affordable Housing, which makes use of the “Broader Uses of Funds” authority in HATC's Attachment D of the Standard MTW Agreement.

⁶ A property near the new high school in Tulare became available. This is an under-served area of Tulare in which HUD recommended the City develop new affordable housing. HATC has purchased the property using MTW reserves of \$539,445 for a development planned to be available in 2015. Contributions of MTW funds to this project is authorized through HATC'S approved Activity #5 – Development of Additional Affordable Housing, which makes use of the “Broader Uses of Funds” authority in HATC's Attachment D of the Standard MTW Agreement.

Section II: General Operating Information

⁷ Visalia Gardens is a HUD-mortgaged project which has only two years left on the HUD loan. The owner put the project on the market to sell. HATC saw a chance to keep a low-income project affordable and used MTW reserves of \$600,000 to option the property. The first payment was made in 2012, and a second is to be made in 2013, with the project deeded to HATC at the end of the HUD loan. Contributions of MTW funds to this project is authorized through HATC'S approved Activity #5 – Development of Additional Affordable Housing, which makes use of the “Broader Uses of Funds” authority in HATC's Attachment D of the Standard MTW Agreement.

⁸The proposed project, Newcomb Court Apartments, is an 81-unit, new-construction, rental project situated near the southwest corner of Henderson Avenue and Newcomb Street in the City of Porterville, Tulare County. With a mix of 16 one-bedroom units (approximately 700 sq. ft.), 40 two-bedroom units (approximately 900 sq. ft.) and 24 three-bedroom units (approximately 1,100 sq. ft.), the proposed project will target families earning up to 60% of the area median income for Tulare County. The project is the first component of a larger master plan which includes commercial and retail space, as well as market rate apartments.

Section II: General Operating Information

B. Leasing Information

Public Housing: HATC has 710 public-housing units, all of which are part of the MTW Demonstration Program. We do not have any other public-housing units that are non-MTW. We anticipate normal turnover rates because of participants of the Moving-to-Work Program timing out. However, we do not anticipate any problems with maintaining a high lease-up percentage throughout the plan year. At the present, our current lease-up rate is 98.59%, or 700, as of 02/08/2013. With a turnover percentage of 11.41%, we anticipate executing 81 new leases during the plan year and having 700 units leased.

During FY 2012, 53 families vacated because they reached their five-year time limit.

Housing Choice Vouchers: HATC has a total of 2,841 MTW-voucher allocations. In the 2010-2011 MTW Plan, HATC requested permission to help an additional 150 families as part of the Moving-to-Work Demonstration Program. Permission was granted by HUD to over-lease our voucher allocation by 150. As of March 2013, HATC's lease-up rate was 105%, or 2,995, current contracts. At the present time, our agency is planning to maintain that percentage throughout the 2013-2014 plan year and have all 2,995 vouchers under lease. Foreclosures are less of an issue for our program participants, and we are seeing a decline in their number. Rents in our area increased slightly in 2012, but we are seeing more vacancies, so we do not anticipate this will continue and have an impact on our leasing rate.

HATC converted 30 of its 2,841 MTW-voucher allocations to project-based vouchers in the 2012-2013 fiscal year. It was our first attempt in providing project-based Section 8 assistance. In the future, HATC might consider converting additional allocations to project-based; however, we have no plans to do so in the upcoming year. All 30 converted slots have been leased as of this time.

HATC has 35 voucher allocations for the VASH program of which 32 slots are filled. We hope to have the additional four contracts under lease by the end of the current plan year and be able to maintain 35 contracts under lease in the 2013-2014 plan year but that will depend on referrals and attrition.

Table 6

HATC LEASING INFORMATION April 2011			
Public Housing		Housing Choice Vouchers	
Total Units	710	Total MTW Vouchers Allocated	2,841
Total Units Leased	700	Total MTW Vouchers Leased	2,995
% of Units Leased	98.59%	% of MTW Vouchers Leased	105.00%
		Total VASH Vouchers Allocated	35
		Total VASH Vouchers Leased	32
		% of VASH Vouchers Leased	91.43%

Section II: General Operating Information

C. Waiting List Information

General: HATC maintains open waiting lists for Section 8 and public housing. Before the MTW Demonstration Program, it took an applicant, on average, five years to reach the top of the Section 8 waiting list. At the present, the average time on the Section 8 waiting list is four years, but this time is lengthening due to the economy increasing the number of applicants. HATC believes one of the main factors allowing the waiting lists to remain open is the MTW Demonstration Program. While the program creates additional turnover in the public housing area, we view the program as a tool that provides our low-income community members an equal opportunity to receive rental assistance. Without the turnover or cancellations that the MTW Demonstration Program generates, the wait lists would eventually become so long that HATC would consider closing them as other housing authority agencies have. These waiting lists have not been closed in the last 20 years, and we do not anticipate having to close them in the future. Mass purges have not been necessary.

Public Housing: Tulare County has four geographical areas that have their own public-housing waiting lists. An applicant can apply for any or all areas of their choosing. HATC first and foremost gives a preference on all waiting lists to applicants who live, work or go to school in Tulare County. In addition to this criterion, our agency has established three other preferences for our public housing which enables an applicant to move up on the waiting list more quickly: an elderly preference, a disabled/handicap preference, and a families-with-working-income preference. As a result of these preferences, waiting-list time for the public-housing applicants varies. Applicants who do not fall within any of the preferences will remain at the bottom of the waiting list until all applicants who receive a preference are updated.

There are presently 10,264 families on the public-housing waiting list.

We will not be changing or adding any types of waiting list for public housing during the coming year. With the present downturn in the economy, and having open waiting lists, there is a strong possibility that the public-housing waiting lists will continue to increase during the plan year, even though families will be timing out and we will be housing families off that waiting list.

Housing Choice Vouchers: HATC maintains one Section 8 HCV waiting list for the county. For this waiting list, we have a local preference for applicants who live, work or go to school in Tulare County. Other than the residency preference, status on the waiting list is determined strictly by time and date of the application. Once applicants reach the top of the waiting list, they are contacted and if they respond, they are scheduled for an eligibility interview in one of our four area offices. The average wait for the Section 8 waiting is about four years.

There are presently 14,449 families on the Section 8 waiting list. With the continued downturn in the economy, we anticipate that the Section 8 waiting list will grow in the coming year. We will not be changing or adding any type of Section 8 waiting lists in the coming year.

Table 7 shows Waiting List Characteristics for both Public Housing and Section HCV:

Section II: General Operating Information

Table 7

Public Housing Waiting List Characteristics			
Race/Ethnicity	Hispanic	Non-Hispanic	Total
Asian	6	49	55
Black	23	350	373
White	7,030	2,777	9,807
American Indian	1	9	10
Hawaiian/Other Pacific Islander	1	18	19
Grand Total	7,061	3,203	10,264
Household Type	Elderly/Disabled	Family	Total
Households	2,189	8,075	10,264
Sex of Head of Household	Female	Male	Total
Households	8,192	2,072	10,264

Section 8 HCV Waiting List Characteristics			
Race/Ethnicity	Hispanic	Non-Hispanic	Total
American Indian	1	13	14
Asian	9	109	118
Black	34	459	493
Hawaiian/Other Pacific Islander	2	21	23
White	10,208	3,593	13,801
Grand Total	10,254	4,195	14,449
Household Type	Elderly/Disabled	Family	Total
Households	3,269	11,180	14,449
Sex of Head of Household	Female	Male	Total
Households	11,351	3,098	14,449

Section III: Non-MTW Information

HATC chooses not to provide information for Section III: Non-MTW-Related Housing Authority Information, since the section is optional.

Section IV: Long Term MTW Plan

HATC focus is to continue its pursuit of the statutory goals of the MTW program and also to establish a permanent MTW contract with HUD. It is our strong belief that the MTW Demonstration Program has been successful and will continue to benefit participants in the long term. Reverting back to non-MTW standards and regulations would be a major detriment to HATC. We also believe reverting back to previous standards and regulations would be unfair to former MTW Demonstration Program participants who have timed out.

HATC is constantly seeking ways to improve the MTW Demonstration Program and streamline our operations with the goals of program simplification leading to cost savings. We are continually brainstorming and discussing methods that could benefit program participants, reduce administrative burden and help additional needy families. HATC gathers input from all staff members and incorporates their ideas to formulate and propose new ideas and methods for future MTW Demonstration Plans.

Section V: Proposed MTW Activities

There are no planned MTW changes for the coming fiscal year.

Last year (2012/13), during the planning process, a change was proposed and discussed with both the public participants and the Resident Council that would only require self-certification of assets totaling less than \$5,000 after the first year of assistance for all Section 8 and public-housing tenants. However, this change was not pursued and included in this MTW plan as a proposed activity because the agency did not feel that there would be sufficient time savings implementing that activity, and those savings would be extremely hard to document while possibly creating some unintended consequences of income-based families not reporting accurately and, therefore creating retroactive rents. HUD PIH Notice 2013-03 has since allowed this change on a temporary basis for all PHAs.

Section VI: Ongoing MTW Activities

Table 8

Ongoing MTW Activities Approved by HUD			
Activity Number	Activity Name	Year Identified/ Implemented	Authorizations
One	Administrative Cost Savings	1999/1999 and 2008/2009	Attachment C: Section C.11 and Section D.2
Two	Increase Housing Choices	2008/2009	Attachment C: Section D.2 (a)
Three	Encourage Self-Sufficiency in Pre-1999 Families	2009/2009	Attachment C: Section C.11 and Section D.2
Four	Project Based Section 8	2008/2011	Attachment C: Section D.1 (e) and Section D.7
Five	Development of Additional Affordable Housing	2009/2009	Attachment C: Section B.1 (b) and Section B.2 and Attachment D of the Standard MTW Agreement

Activity One – Administrative Cost Savings and Self Sufficiency: From the beginning of the MTW Demonstration Program, HATC has participated in activities which help reduce administrative errors, increase efficiency and potentially reduce staffing in an effort to achieve greater cost effectiveness in federal expenditures. Those activities are:

1. Fixed-proration amounts for mixed-family households with ineligible-alien-status family members (for five-year-program participants). This was implemented at the onset of MTW in 1999; for all remaining families, this was planned in 2008 and implemented in 2009.
2. Requiring Section 8 landlords to use the HUD-model lease. This was planned and implemented in 1999.
3. Changing the definition of income to include “all income into the home of all MTW families.” This was planned in 2008 and implemented in 2009.
4. Elimination of UAP payments by the establishment of a \$0 minimum rent. This was planned in 2008 and implemented in 2009.
5. Allowing qualified participants to select a flat- or fixed-medical deduction instead of going through the extensive medical-expense-verification process. This was planned in 2008 and implemented in 2009.
6. Converting all able-bodied families who entered our program before May 1999 to MTW programs with fixed rents/subsidies and time limits. This was planned in 2008 and implemented in 2009.

Section VI: Ongoing MTW Activities

Staff caseload is not limited to MTW programs. Non-MTW housing inventory has increased and as a result, work volume has increased and additional staff has been hired. Also, extra procedures that have been implemented by HUD's EIV system have added additional time burden on staff. This additional time just for EIV processing includes approximately two hours per week for the IT staff getting reports and requesting corrections then resubmitting them; one staff person spends four hours per month getting monthly income reports, another staffer spends one hour per day sending in requests for data from EIV, and another staffer spends approximately one week per month checking debts and terminations and doing existing-tenant searches.

Therefore, we changed our benchmarks in the 2010/2011 plan so these changes would not impact the metrics used for this activity. Now, in order to accurately measure our cost savings, we have established baselines and benchmarks which we believe will provide more appropriate evaluation without workload changes impacting them. We are now comparing our multifamily project, La Serena, which follows the traditional Section 8 program regulations, as well as comparing workload necessary currently by staff, computing medical expenses according to traditional regulations as opposed to the permitted flat-medical allowance. See Table 9.

La Serena is a 65-unit complex. One eligibility clerk has this complex as part of her caseload and we have asked her to track the amount of time she spends on interims and calculating retroactive rents. This data will allow HATC to calculate an appropriate ratio that will reflect an estimated amount of time savings for its participants on MTW.

We are also tracking the time necessary to calculate medical expenses by all of our eligibility workers versus the time used for flat-medical-allowance processing and are using that in our calculations.

Table 9

Activity One: Administrative Cost Savings		
Measurement	Baseline	Benchmark
Comparison of traditional HUD regulations versus streamlined operations under the HATC MTW program	Zero (0): No cost savings	\$60,000 (Savings for 2012 were just over \$57,000)

From the onset of the Tulare County MTW program in 1999, families were being encouraged to become self-sufficient. This objective was to be accomplished through:

1. Fixed rents on the public-housing program for non-elderly or disabled families.
2. Fixed subsidies on the Section 8 program for non-elderly or disabled families.
3. A five-year time limit on assistance for non-elderly or disabled families.

These activities were all planned and implemented in 1999.

Section VI: Ongoing MTW Activities

HATC has collected and stored information for all MTW participants since the onset of the program. We store information, such as income, from their annual or interim reexaminations. This data has been used to assess and determine important aspects of our agency like rental amounts and rental subsidies. HATC's baseline will be a 2012 gross-income comparison with Fresno Housing Authority participants using average income of program participants for the different agencies. Its benchmark will be the comparison of gross-income increases/decreases between Tulare and Fresno County average incomes for the future plan years.

Table 10

Activity One: Encourage Self-Sufficiency in MTW Families		
Measurement	Baseline	Benchmark
Income comparison between HATC MTW families and Section 8 participants in Fresno County where traditional HUD regulations are in place.	Average beginning income amounts for Tulare County and Fresno County Tenants TC - \$18,886 FC - \$16,286	10% increase for Tulare county participants \$20,775 7% increase for Fresno county participants \$17,426

Activity Update: This activity is ongoing.

Changes to Authorizations: There have been no changes to Attachment C Authorizations.

Outside Evaluators: We do not anticipate using outside evaluators.

Activity Two – Increasing Housing Choices: In the 2008/2009 Plan, HATC discussed the necessity of increasing the housing choices for program participants. We believed one of the methods to increase housing choices was to eliminate the 40% rule for families on the income-based program, since the rule had already been waived for all program participants on the five-year program. This new change has allowed families to choose units where the rent would exceed 40% of their income. This activity commenced as of January 1, 2009.

We feel that this activity has stabilized since its inception and will be approximately the same number as last year. Please see table 11.

Section VI: Ongoing MTW Activities

Table 11

Activity Two: Increasing Housing Choices		
Measurement	Baseline	Benchmark
Number of families paying over 40% of their income prior to waiver versus number of families paying over 40% of their income after waiver.	0 Non-MTW families moving to a new unit paying over 40% of their income toward rent.	40 Non-MTW families moving to a new unit paying over 40% of their income toward rent.

Section VI: Ongoing MTW Activities

HATC has developed, as part of the Hardship Policy, a method to address potential negative impacts from the MTW Program on a case-by-case basis. See Appendix D for Hardship Policy.

Activity Update: This activity is ongoing.

Changes to Authorizations: There are no changes to Attachment C Authorizations.

Outside Evaluators: We do not anticipate using outside evaluators for this activity.

Activity Three – Encourage Self-Sufficiency and Transition of Pre-1999 Families to MTW: From inception of the MTW program in May, 1999, HATC has worked to encourage all of its MTW program participants to become self-sufficient. Initially, the MTW Demonstration Program was designed to motivate able-bodied families to work, seek work, participate in job training and go back to school.

This activity now encompasses the same activities for this group of tenants as in Activity One. This objective is to be accomplished through:

1. Fixed rents on the public-housing program for non-elderly or disabled families.
2. Fixed subsidies on the Section 8 program for non-elderly or disabled families.
3. A five-year time limit on assistance for non-elderly or disabled families.

Please see table 12 for baseline and benchmark information.

Table 12

Activity Three: Encourage Self-Sufficiency in Pre-1999 Families		
Measurement	Baseline	Benchmark
Income comparison between HATC MTW families and Section 8 participants in Fresno County where traditional HUD regulations are in place.	Average beginning income amounts for Tulare County and Fresno County Tenants TC - \$15,160 FC - \$16,286	10% increase for Tulare county participants \$16,480 6% increase for Fresno county participants \$17,426

HATC has collected and stored information for all MTW participants since the onset of the program. We store information, such as income, from their annual or interim reexaminations. This data has been used to assess and determine important aspects of our agency like rental amounts and rental subsidies. For its program participants, HATC's baseline will be a 2012 gross-income comparison with Fresno Housing Authority participants. Its benchmark will be the comparison of gross-income increases/decreases between Tulare and Fresno County average incomes for the future plan years.

HATC began receiving the baseline data from the Fresno Housing Authorities in October of 2009. Our agency receives this information on a quarterly basis.

Activity Update: This activity is ongoing.

Section VI: Ongoing MTW Activities

Changes to Authorizations: There have been no changes to Attachment C Authorizations.

Outside Evaluators: Our agency does not plan to use any outside evaluators.

Section VI: Ongoing MTW Activities

Activity Four – Project Based Section 8: In our 2009-2010 MTW Plan, HATC discussed the building of 30 single-family units in the city of Tulare that would allow HATC to participate in the project-based HCV program for the first time. This complex, Tule Vista, was built in conjunction with the City of Tulare Redevelopment Agency. HATC is authorized to undertake such as an initiative by its Moving-to-Work Agreement, Attachment C, Section D(1)(e) and D(7). Moving to Work flexibility allows HATC to project-base units at properties it owns without a competitive process. They also authorize waiving the limitation on only allowing 25% of units in a complex to be project based. In this instance, only this project by Kaweah Management Company was considered for this subsidy, consisting of more than 25% of the units, in order to make the project pencil. Kaweah Management Company is the non-profit development partner of HATC.

Table 13

Activity Four: Project Based Section 8 (Cost Effectiveness)		
Measurement	Baseline	Benchmark
Normal Project Based Section 8 Proposal Preparation and review versus a streamlined process without a RFP or competition.	Time and cost of normal Project Based Section 8 proposal preparation and review: Fifty (50) hours at a cost of \$4,238.	Time and cost expected to be used of streamlined process without RFP or competition: Fifteen (15) hours at a cost of \$1270.

Table 14

Activity Four: Project Based Section 8 (Housing Choices)		
Measurement	Baseline	Benchmark
Allowable number of Project Based Section 8 vouchers versus number allowed in the previous MTW plan	Allowable number of units for Project Based Section 8: 25% of a 57 unit project- fourteen - 14	Thirty (30) units with Project Based Section 8

Activity Update: This activity is on hold. Tule Vista was constructed and all 30 project-based vouchers are under lease. HATC is not planning to project base any additional vouchers at this time.

Changes to Authorizations: There have been no changes to Attachment C Authorizations.

Outside Evaluators: The Agency does not plan to use outside evaluators.

Activity Five – Development of Additional Affordable Housing: In its 2009/2010 MTW Plan, HATC proposed to partner with non-profit agencies in order to develop additional affordable housing choices using Section 8 and public-housing funds. This activity is authorized by Attachment C, Sections B 1 b and 2, allowing for combining of funding and partnerships with non-profit agencies, and contributions of MTW funds to these projects are authorized to make use of the “Broader Uses of Funds” in HATC’s Attachment D of the Standard MTW Agreement. These waivers and authorizations are necessary to use Section 8 and public-housing funding for non-Section 8 and 9 of the 1937 *Housing Act* activities. We are aware of and following the requirements of PIH Notice 2011-45 for projects undertaken in this Activity.

Section VI: Ongoing MTW Activities

Table 15

Measurement	Baseline	Benchmark
Additional number of housing units built as a result of funding flexibility.	Zero (0)	None*

*HATC has been working to develop a new Tax Credit project in Porterville of 81 units called Newcomb court. The agency was hopeful that this complex would receive a commitment of funding from CTCAC during the 2012-2013 Plan year, and possibly have units on-line in the 2013-2014 fiscal year. However, the complex just missed the cutoff for funding and will now be reapplying in the next funding round. We believe this next application will be successful and will be shown in the benchmarks for the 2014-2015 Plan year. One million dollars of MTW funding is planned for this project which would be secured by a residual receipts note. This and other projects planned for the 2014-2015 year and the future are shown in the Future Housing Stock table in Section II.

Activity Update: This activity is ongoing.

Changes to Authorizations: Contributions of MTW funds to these projects are authorized through the "Broader Uses of Funds" authority in HATC's Attachment D of the Standard MTW Agreement. This is an additional authorization cited for this activity.

Outside Evaluators: The Agency does not plan to use outside evaluators.

Section VII: Sources and Uses of Funding

The budgets for our Section 8 and our public-housing programs, and our Capital Fund showing our proposed activities by development can be found in Attachment C.

Also enclosed is a detailing of the combined sources and uses of funds projected for budget-year 2013-2014 for the public-housing and Section 8 programs which are all included under the MTW program. The charts attached in Appendix C show sources and uses for the public-housing program by Asset Management Project (AMP). None of these funds are used to operate a central-office cost center.

HATC anticipates the continued need to work with local non-profit and private developers, as had been outlined in the Agency 2009-2010 Plan, in order to advance the goals of providing additional affordable units throughout the county. With the loss of funds being felt by the local cities and the county, as well as shrinking redevelopment set-a-side funds from the downturn in the local economy, HATC will be continuing to use program-reserve funds to provide GAP financing to facilitate new developments or rehabilitate existing units for continued low-income-housing use. These funds will come from the public-housing reserves, Capital Fund reserves, as well as the Section 8 Housing Choice Voucher Program reserves. The funds may be made as secured loans to HATC, or can be equity contributions to attain project-positive cash flows. The loan payments may be repaid through project operations usually as residual-receipts payments.

We are able to use these funds in this manner through the signing of an Attachment D to our MTW contract which allows the agency to block grant its funding and allow greater flexibility with that funding.

The agency does not plan any disposition of units at this time.

HATC has implemented HUD's Asset Management model as required using the HATC local enterprise fund as the COCC. None of the MTW funds are being used to subsidize the local fund as it has generated positive reserves from other non-HUD projects and anticipates doing so for this and future years.

HATC plans to utilize the MTW single-fund flexibility to help fund the predevelopment expenses that may arise when acquiring land and doing project-feasibility work.

Non-HUD funding: The agency owns 450 units of farm-labor housing financed through the U. S. Department of Agriculture through their 514/516 loan and grant programs. Funding for these projects amounts to revenues of \$1,882,109, and expenses of \$1,561,373. As shown in the 2011 agency audit, the agency has revenues of \$1,378,198 which are charges for management of properties for other entities, such as, Kaweah Management Company, La Serena Development Corporation and Plano Development Corporation. The funding for these projects remains in project-specific accounts and management fees only pay for project overhead, which consists of prorated agency administrative staff salaries and benefits.

Reserve balances are not included.

Section VII: Sources and Uses of Funding

Table 16

Investment Income	\$	448,152
TOTAL REVENUE		\$ 21,736,387
 <u>EXPENSES (USES)</u>		
Administration & General Expense	\$	2,879,665
Utilities	\$	574,651
Operation & Maintenance	\$	1,794,229
Housing Assistance Payment	\$	14,665,314
TOTAL EXPENSE		\$ 19,913,859
OPERATING INCOME/LOSS		\$ 1,822,528
Reserve Draw down (unrestricted)	\$	-
NET INCOME/LOSS		\$ 1,822,528

Notes:

(1) HCV HAP funds are based on March 2013 funding of \$1,278,072 x 94% = \$14,416,652 due to 6% sequestration.

(2) HCV Admin Fees are based on sequestration cut formula resulting in a proration of 69% of fee eligibility (2012 eligible admin fee of \$2,364,621 x 69% proration = \$1,631,589).

(3) Capital fund is based on 2013 approved amount of \$1,172,049 @ 81% proration and sequestration of 6%.

(4) Operating funds are budgeted at 2013 approved amount \$1,597,450 x 81% proration x 6% sequestration = \$1,216,298.43

Section VII: Sources and Uses of Funding

Table 17

CONSOLIDATED SOURCES AND USES OF USDA FUNDS FISCAL YEAR 2014

<u>REVENUE (SOURCES)</u>	<u>BUDGET</u>
RENTAL INCOME	\$ 1,869,723
INTEREST INCOME	\$ 2,175
MISCELLANEOUS	\$ 17,540
	<hr/>
TOTAL REVENUE	\$ 1,889,438
	<hr/>
<u>EXPENSES (USES)</u>	
ADMINISTRATIVE & GENERAL EXPENSES	\$ 702,901
UTILITIES	\$ 261,211
OPERATIONS & MAINTENANCE	\$ 766,021
	<hr/>
TOTAL EXPENSE	\$ 1,730,133
	<hr/>
OPERATING INCOME/LOSS	\$ 159,305
TRANSFER TO RESERVES	\$ 155,844
	<hr/>
NET INCOME/LOSS	\$ 3,461

Section VII: Sources and Uses of Funding

Table 18

CONSOLIDATED SOURCES AND USES OF STATE & LOCAL FUNDS FISCAL YEAR 2014

<u>REVENUE (SOURCES)</u>		<u>BUDGET</u>
GRANTS	\$	12,483
RENTAL INCOME	\$	55,465
INTEREST INCOME	\$	430
MISCELLANEOUS	\$	75
TOTAL REVENUE	\$	68,453
<u>EXPENSES (USES)</u>		
ADMINISTRATIVE & GENERAL EXPENSES	\$	19,880
UTILITIES	\$	8,867
OPERATIONS & MAINTENANCE	\$	35,463
TOTAL EXPENSE	\$	64,210
OPERATING INCOME/LOSS	\$	4,243
TRANSFER TO RESERVES	\$	2,316
NET INCOME/LOSS	\$	1,927

Section VII: Sources and Uses of Funding

Table 19

CONSOLIDATED SOURCES AND USES OF CENTRAL OFFICE COST CENTER FUNDS FISCAL YEAR 2014

<u>REVENUE (SOURCES)</u>	<u>BUDGET</u>
RENTAL INCOME	\$ 231,717
INTEREST INCOME	\$ 22,228
INVESTMENT INCOME	\$ 160,255
MISCELLANEOUS	\$ 1,491,895
TOTAL REVENUE	\$ 1,906,095
<u>EXPENSES (USES)</u>	
ADMINISTRATIVE & GENERAL EXPENSES	\$ 400,500
UTILITIES	\$ 24,580
OPERATIONS & MAINTENANCE	\$ 640,000
TOTAL EXPENSE	\$ 1,065,080
OPERATING INCOME/LOSS	\$ 841,015
DEPRECIATION	\$ 97,000
NET INCOME/LOSS	\$ 744,015

Section VII: Sources and Uses of Funding

Table 20

CONSOLIDATED SOURCES AND USES OF NON-MTW FUNDS FISCAL YEAR 2013/2014

<u>REVENUE (SOURCES)</u>		<u>BUDGET</u>
RENTAL INCOME	\$	6,322,904
VASH VOUCHER PROGRAM HAP (1)	\$	123,572
VASH VOUCHER PROGRAM ADMIN FEE (1)	\$	16,333
MISCELLANEOUS INCOME	\$	45,859
INVESTMENT/INTEREST INCOME	\$	25,462
TOTAL REVENUE	\$	6,534,131
<u>EXPENSES (USES)</u>		
ADMINISTRATIVE & GENERAL EXPENSES	\$	566,447
UTILITIES	\$	890,010
OPERATIONS & MAINTENANCE	\$	4,111,568
VASH HOUSING ASSISTANT PAYMENT	\$	131,460
TOTAL EXPENSE	\$	5,699,485
OPERATING INCOME/LOSS	\$	834,646
TRANSFER TO RESERVES	\$	627,424
DEPRECIATION	\$	1,658,528
NET INCOME/LOSS	\$	(1,451,306)

Notes:

1) VASH revenue is budgeted using last year's funding at \$131,460 less subjected 6% sequestration. Admin Fees are based on March 2013 funding level (\$1448x12) less 6% sequestration.

Section VIII: Administrative

Included in the appendices are the administrative documents required for submittal of the HATC MTW plan. Those documents include, but are not limited to, the board resolution approving submission of the plan as developed, verification that the necessary public hearings were held, Certification of a Drug-Free Workplace, Certification of Payments to Influence Federal Transactions, and Disclosure of Lobbying Activities.

As part of the administrative procedures for the MTW plan, HATC does not plan to do any specific evaluations or any other type of assessment with regard to the MTW program.

Appendix A: Board Resolution Adopting Plan

**BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA**

-oOo-

APPROVING THE ANNUAL)	
MOVING-TO-WORK)	
2013/2014 AGENCY PLAN)	RESOLUTION NO. 2013-05
CERTIFICATIONS OF)	
COMPLIANCE)	

-oOo-

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman, I approve the submission of the Annual Moving-to-Work Agency Plan for the PHA fiscal year beginning 7/1/2013, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair-housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.

Appendix A: Board Resolution Adopting Plan

13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

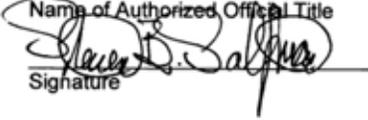
16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving-to-Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the County of Tulare CA030
PHA Name PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Steven B. Saltzman Chairperson
Name of Authorized Official Title Title
 March 20, 2013
Signature Date

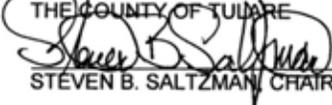
The foregoing resolution was adopted upon a motion presented by Commissioner Ybarra, and seconded by Commissioner Hess, at a regular meeting of the Board of Commissioners held on the 20th day of May 2013. Motion carried by the following vote:

AYES: Saltzman, Romero, Snyder, Hess

NAYES: None

ABSTAIN: None

ABSENT: None

HOUSING AUTHORITY OF
THE COUNTY OF TULARE

STEVEN B. SALTZMAN, CHAIRPERSON

MW/Resolutions/No.2013-05.doc

Appendix B: Public Process

Visalia Newspapers, Inc.
P.O. Box 31, Visalia, CA 93279
559-735-3200 / Fax 559-735-3210

cc: MGL
acct. - Gary

HWD - 700 -

Certificate of Publication

State Of California ss:
County of Tulare

Advertiser: HOUSING AUTHORITY OF TULARE CO
5140 W CYPRESS AVE
VISALIA , CA 93277

0000239696

NOTICE OF PUBLIC COMMENT PERIOD
NOTICE OF PUBLIC HEARING
HOUSING AUTHORITY OF THE COUNTY OF
TULARE
December 28, 2012

Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

The Housing Authority of the County of Tulare will be holding a public hearing regarding the Moving to Work (MTW) Demonstration Program and Capital Funding Program on Thursday, January 17, 2013 at 2:00 P.M. at the above address.

The discussion items will include plans for use of Capital Fund money and possible revisions to the MTW Program. The document for distribution is on file at the Housing Authority of the County of Tulare office 5140 West Cypress Avenue, Visalia, CA and may be examined or copied weekdays 9:00 A.M. to 5:00 P.M.

Any individual, group or agency may submit written comments on the proposed amendment. All comments received by the Housing Authority by February 6, 2013 by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners prior to adopting amendments of the MTW Plan and Capital Funding program to HUD. Comments may be made at the hearing, or you may submit them in writing to:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

HOUSING AUTHORITY OF THE COUNTY OF
TULARE
By: KIM RUGLER, Executive Director

ANNO DE PERIODO DE COMENTARIO PÚBLICO
ANNO DE AUDIENCIA PÚBLICA

RE: NOTICE OF PUBLIC COMMENT PERIOD NOTICE

I, Marian Christie, Accounting Clerk, for the below mentioned newspaper(s), am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: **Visalia Times-Delta**

1/2/2013

I acknowledge that I am a principal clerk of said paper which is printed and published in the City of Visalia, County of Tulare, State of California. The Visalia Times Delta was adjudicated a newspaper of general circulation on July 25, 2001 by Tulare County Superior Court Order No. 41-20576. The Tulare Advance Register was adjudicated a newspaper of general circulation on July 25, 2001 by Superior Court Order No. 52-43225.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 2nd day of January, 2013 in Visalia, California.

Marian Christie
Declarant

Appendix B: Public Process

MINUTES OF THE CAPITAL FUND AND MOVING TO WORK PUBLIC HEARING

JANUARY 17, 2013

The Executive Director of the Housing Authority of the County of Tulare, Ken Kugler, opened the meeting at 3:02 P. M. Margaret Lowe explained that the purpose of the Hearing was to discuss proposed changes to the MTW program and Capital Fund expenditures for the upcoming 2013/2014 fiscal year. She asked the attendees to identify whether they were on the Section 8 Voucher Program or the Public Housing Program. There was only one family from the Public Housing Program, all the other families live in housing subsidized by the Section 8 Program. Ms. Lowe then stated that the Housing Authority was not planning on making any further changes to the MTW program during the upcoming year. She then asked the attendees if there were any changes they would like to see made to the program. There were none. At that time, those attendees from the Section 8 Program were told they were welcome to stay for the rest of the meeting or could choose to leave. After one individual question regarding a specific tenant bills on their mobile home unit, those families left.

Mr. Kugler then went on to explain that HUD provides money through Capital Funding to modernize and upgrade Public Housing Units, only. Mr. Kugler presented the Capital Funding Plan for the 2013/2014 fiscal year. It is anticipated that the Agency will receive somewhere around \$1,200,000. The plan shows that approximately \$800,000, will be spent on cement work, fences and erosion control, siding, garage and storage door replacements, new roofs, windows, appliances, AC units, coolers, carpets and flooring. An additional \$140,000 will go toward site improvements, \$90,000 toward non-dwelling items, 20 percent towards operations and the rest for management improvements, administration audits and fees and costs. The attendees living in public-housing units were then asked for input on items they would like included. No over-all changes were suggested.

All further questions were personal in nature and there were no suggestions for additions or changes to the Plan, so the meeting was adjourned at 3:27 P. M.



Margaret Lowe, Deputy Executive Director

Appendix C: Capital Fund Five Year Plan and Budget

Housing Authority of the County of Tulare
Site Budgets
July 1, 2013 to June 30, 2014

updated 02/25/2013
Prepared by: R Child/Dana Watson

	CA030 000805 P	CA030 000810 P	CA030 000815 P	CA030 000817 P	
	Totals, Low-Rent	DINUBA	TULARE	VISALIA	P'VILLE
Family / Elderly Scattered Site?		Family	Family	Family	Family
Age					
Recently Renovated?					
Units	710	195	205	199	111
Unit months available	8520	2340	2460	2388	1332
Average Bedroom Size					
% Occupancy	67%	66%	69%	65%	65%
Unit Months Occupancy	5686	1551	1705	1561	869
Unit Months Mod Vacancies	0				

REVENUE

Dwelling Rentals	\$3,075,102	\$877,192	\$887,995	\$825,324	\$484,591
Non-dwelling Rentals	\$5,065	\$5,065	\$0	\$0	\$0
Interest Income	\$433,152	\$116,951	\$125,614	\$121,283	\$69,304
Operating Subsidy	\$1,216,298	\$411,378	\$303,722	\$341,454	\$159,744
Other Income	\$28,144	\$4,396	\$8,060	\$9,399	\$6,289
Total Revenue	\$4,757,761	\$1,414,982	\$1,325,391	\$1,297,460	\$719,928

EXPENSES

Administrative Salaries	\$0	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0	\$0
Legal	\$16,386	\$3,141	\$4,871	\$6,069	\$2,305
Staff Training	\$6,500	\$1,755	\$1,885	\$1,820	\$1,040
Travel	\$7,500	\$2,025	\$2,175	\$2,100	\$1,200
Audit	\$6,842	\$1,847	\$1,984	\$1,916	\$1,095
Office Rent	\$38,390	\$8,516	\$8,540	\$12,278	\$9,056
Administrative Other	\$62,799	\$15,098	\$13,532	\$21,887	\$12,282
Total Administrative	\$138,417	\$32,382	\$32,987	\$46,070	\$26,978

Gas	\$7,189	\$1,904	\$1,497	\$2,683	\$1,105
Electric	\$52,770	\$8,101	\$21,554	\$16,842	\$6,273
Water	\$211,142	\$84,139	\$32,395	\$71,193	\$23,415
Sewer	\$278,400	\$75,546	\$97,602	\$69,317	\$35,935
Total Utilities	\$549,501	\$169,690	\$153,048	\$160,035	\$66,728

Maintenance Salaries	\$0	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0	\$0
Maintenance Materials	\$257,433	\$73,513	\$78,722	\$75,437	\$29,761
Maintenance Contracts	\$275,534	\$116,812	\$70,054	\$46,379	\$42,289
Maintenance Fees HVAC/Plumbing	\$15,722	\$4,245	\$4,559	\$4,402	\$2,516
Maintenance Serv Grounds Contracts	\$138,228	\$0	\$48,000	\$59,688	\$30,540
Trash Removal	\$180,875	\$60,808	\$48,395	\$51,161	\$20,511
Total Maintenance	\$867,792	\$255,378	\$249,730	\$237,067	\$125,617

Insurance (HARRP)	\$56,231	\$14,875	\$16,906	\$15,959	\$8,491
PILOT	\$86,271	\$27,910	\$24,063	\$20,740	\$13,558
Bad Debt Expense	\$15,860	\$4,282	\$4,599	\$4,441	\$2,538
Total General Expenses	\$158,362	\$47,067	\$45,568	\$41,140	\$24,587

Total Expenses, excl. Asset Management	\$1,714,072	\$504,517	\$481,333	\$484,312	\$243,910
---	--------------------	------------------	------------------	------------------	------------------

Asset Management	\$0	\$0	\$0	\$0	\$0
-------------------------	------------	------------	------------	------------	------------

Total Expenses	\$1,714,072	\$504,517	\$481,333	\$484,312	\$243,910
-----------------------	--------------------	------------------	------------------	------------------	------------------

Cash Flow from Operations	\$3,043,689	\$910,465	\$844,058	\$813,148	\$476,018
----------------------------------	--------------------	------------------	------------------	------------------	------------------

Appendix C: Capital Fund Five Year Plan and Budget

Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0026 (exp. 10/31/2009)

See page four for instructions and the Public reporting burden statement

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____		b. Fiscal Year Ending 06/30/2014	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) HOUSING AUTHORITY OF TULARE COUNTY					
f. Address (city, State, zip code) 5140 WEST CYPRESS, PO BOX 701, VISALIA, CA					
g. ACC Number SF-190		h. PAS / LOCCS Project No. CA39-P030-70495		i. HUD Field Office SAN FRANCISCO	
j. No. of Dwelling Units 710		k. No. of Unit Months Available		l. No. of Projects 17	

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 19 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Yr. 19 2013 Current Budget PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Homebuyers Monthly Payments for								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental		350.23	360.93	3,075,102		
080	3120	Excess Utilities						
090	3190	Nondwelling Rental		.59	.59	5,065		
100	Total	Rental Income (sum of lines 070, 080, and 090)		350.82	361.52	3,080,167		
110	3610	Interest on General Fund Investments		50.84	50.84	433,152		
120	3690	Other Income		3.30	3.30	28,144		
130	Total	Operating Income (sum of lines 100, 110, and 120)		404.97	404.97	3,541,463		
Operating Expenditures - Administration								
140	4110	Administrative Salaries		53.15	64.53	549,780		
150	4130	Legal Expense		3.17	1.92	16,386		
160	4140	Staff Training		.76	.76	6,500		
170	4150	Travel		.88	.88	7,500		
180	4170	Accounting Fees						
190	4171	Auditing Fees		.80	.80	6,842		
200	4190	Other Administrative Expenses		10.49	11.88	101,189		
210	Total	Administrative Expense (sum of line 140 thru line 200)		69.25	80.77	688,197		
Tenant Services								
220	4210	Salaries						
230	4220	Recreation, Publications and Other Services						
240	4230	Contract Costs, Training and Other						
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)						
Utilities								
260	4310	Water		24.35	24.78	211,142		
270	4320	Electricity		6.90	6.19	52,770		
280	4330	Gas		.84	.84	7,189		
290	4340	Fuel						
300	4350	Labor						
310	4390	Other utilities expense		27.67	32.68	278,400		
320	Total	Utilities Expense (sum of line 260 thru line 310)		59.77	64.50	549,501		

Appendix C: Capital Fund Five Year Plan and Budget

Name of PHA / IHA			Fiscal Year Ending					
HOUSING AUTHORITY OF TULARE COUNTY			2012/2013					
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 2013 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM	Amount (to nearest \$10)	PUM	Amount (to nearest \$10)
					(4)	(5)	(6)	(7)
Ordinary Maintenance and Operation								
330	4410	Labor		49.44	63.40	540,141		
340	4420	Materials		30.22	30.22	257,433		
350	4430	Contract Costs		71.64	71.64	610,359		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)		151.29	165.25	1,407,933		
Protective Services								
370	4460	Labor						
380	4470	Materials						
390	4480	Contract costs						
400	Total	Protective Services Expense (sum of lines 370 to 390)						
General Expense								
410	4510	Insurance		6.69	6.09	56,231		
420	4520	Payments in Lieu of Taxes		9.98	10.13	86,271		
430	4530	Terminal Leave Payments						
440	4540	Employee Benefit Contributions		45.25	52.75	449,442		
450	4570	Collection Losses		1.86	1.86	15,860		
460	4590	Other General Expense						
470	Total	General Expense (sum of lines 410 to 460)		63.78	71.34	607,804		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)		344.09	381.86	3,253,435		
Rent for Leased Dwellings								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)		344.09	381.86	3,253,435		
Nonroutine Expenditures								
510	4610	Extraordinary Maintenance						
520	7520	Replacement of Nonexpendable Equipment						
530	7540	Property Betterments and Additions						
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)						
550	Total	Operating Expenditures (sum of lines 500 and 540)		344.09	381.86	3,253,435		
Prior Year Adjustments								
560	6010	Prior Year Adjustments Affecting Residual Receipts						
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		344.09	381.86	3,253,435		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)		60.88	33.81	288,028		
HUD Contributions								
600	8010	Basic Annual Contribution Earned - Leased Projects-Current Year						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op. Sub - Cur. Yr. (before year-end adj)		175.60	142.76	1,216,298		
640		Mandatory PFS Adjustments (net)						
650		Other (specify)						
660		Other (specify)						
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)						
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)		175.60	142.76	1,216,298		
690	Total	HUD Contributions (sum of lines 620 and 680)		175.60	142.76	1,216,298		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810		240.75	176.56	1,504,326		

Appendix C: Capital Fund Five Year Plan and Budget

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Instructions for Preparing Form HUD-52564, Operating Budget

Separate Operating Budgets must be prepared for each separate Annual Contributions Contract (ACC). However, the supporting documentation can be combined for each Turnkey III project within an ACC, provided it clearly separates the cost by program and/or ACC number. Prepare all of the supporting documentation (Forms HUD-52573, HUD-52566 and HUD-52571) prior to finalizing the Operating Budget.

The headings for items a. through m. are self-explanatory.

Columns:

Column (2): Obtain actual P.U.M. amounts from the Statement(s) of Operating Receipts and Expenditures (Form HUD-52599) for the year preceding the current budget year.

Column (3): Include the actual (if available) or estimated PUM amounts for the current budget year.

Columns (4) and (5): Enter amounts on applicable lines from HUD Schedules and/or HA worksheets in column (5). After completing column (5) compute the P.U.M. amounts for Column (4) by dividing each figure in Column (5) by the No. of Unit Months of Availability, item k.

Columns (6) and (7): Leave blank. If HUD modifies the HA estimates as a condition for approval, HUD will complete these columns and return a copy to the HA.

Line Items

Lines 010 through 060 are specific to the Turnkey III Owned Homeownership Program. These lines correspond to accounts 7710 through 7790, see Accounting Handbook 7510.1.

Line 460: Use this line, if applicable, for showing estimated interest on Administrative and Sundry Loans.

Line 490: This line is specific to the Section 23, Leased Rental Program.

Line 560: Use this line, if applicable, only in connection with budget revisions.

Line 570: Use this line, if applicable, for such items as carry-overs of unabsorbed deficiencies in residual receipts from prior years.

Line 630: Operating Subsidy Eligibility for the requested year before year end adjustments.

Lines 640 to 660: Year end adjustments to be funded in the requested budget year.

Line 700: An estimated decrease cannot be more than the amount available in the operating reserve at the beginning of the requested budget year (line 800).

Special Instructions, Budget Revisions

Budget revisions must be approved by the end of the PHA fiscal year.

When using this form for budget revisions, the following additional instructions are applicable:

No changes are to be made to Column (2) or Column (3).

No changes are to be made in the amount for Operating Subsidy Eligibility before year end adjustments (Line 630, or in Part I - Maximum Operating Reserve-End of Current Budget Year.

Operating Reserves

Operating reserves are calculated by individual Annual Contributions Contract except that the operating reserves for Section 23 Leased Housing Projects, Turnkey III Homeownership Projects (HA Owned or Leased) must be separately calculated and reported by project.

Line 780: Enter amount as of the last previous fiscal year (year preceding current budget year).

Line 790:

a. Enter estimated amount, if original budget, or actual amount, if revised budget.

b. Enter negative balance in parentheses. (The negative balance may not exceed the amount on line 780.)

Line 800: Enter sum of lines 780 and 790.

Line 810:

a. Enter estimated amount.

b. Enter negative balance in parentheses. (The negative balance may not exceed the amount on line 800.)

Line 820: Enter sum of lines 800 and 810.

Line 830: Enter percent of routine operating expenses (or minimum dollar amount) currently used by HUD as a performance measure to evaluate the cash requirements and/or operating reserve adequacy.



Appendix C: Capital Fund Five Year Plan and Budget

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Capital Fund Program—Five-Year Action Plan

Part I: Summary						
PHA Name/Number	Housing Authority of the County of Tulare, CA030	Locality (Tulare/ CA)	X_Original 5-Year Plan	Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY_2013	Work Statement for Year 2 FFY_2014	Work Statement for Year 3 FFY_2015	Work Statement for Year 4 FFY_2016	Work Statement for Year 5 FFY_2017
B.	Physical Improvements Subtotal	Annual Statement \$437,900.00		\$450,300.00	\$497,000.00	\$480,000.00
C.	Management Improvements	\$80,000.00		\$50,000.00	\$35,000.00	\$65,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment	\$104,569.00		\$122,170.00	\$90,471.00	\$77,472.00
E.	Administration	\$91,139.00		\$91,139.00	\$91,139.00	\$91,139.00
F.	Other	\$15,500.00		\$15,500.00	\$15,500.00	\$15,500.00
G.	Operations	\$182,277.00		\$182,277.00	\$182,277.00	\$182,277.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	\$911,385.00		\$911,386.00	\$911,387.00	\$911,388.00

Appendix D: Hardship Policy

MTW HARDSHIP POLICY

The Housing Authority recognizes that substantial, unforeseen hardships may arise, such that families cannot pay their full rent. In such cases, the families may apply to the Housing Authority for relief. Relief may consist of deferral of a portion of the rent, extension of the assistance period or a conversion to the income-based program. The Housing Authority shall consider such a request, taking into consideration other local resources available to the family. Such requests must be in writing, stating the reason for the hardship and the expected duration. Consideration will be given for hardship when a family has suffered a catastrophic change, which caused the death, illness or long-term disability of an adult family member, which resulted in the loss of income to the family. These families will be referred to CSET for an assessment of options and links to other community resources for recovery. A contract will be signed with the family stipulating the change to their Moving-to-Work assistance and the steps the family will take to work toward self-sufficiency. The contract will specify the amount by which the family's public-housing-program rent will be decreased, and for what duration. The amount by which the rent will be changed will be determined by Housing Authority staff on a case-by-case basis. If all possible wage earner(s) for a family become(s) permanently disabled, the family will be changed to a traditional income-based program with no time limit.

In cases where a CSET evaluation is not possible or productive, and where there are still possible wage earners, the hardship request will be presented to a Hardship Committee made up of community citizens who have sufficient knowledge of the MTW program to make informed decisions as to the disposition of rental assistance for such families. Decisions of the Hardship Committee will be final.

This policy is not intended to apply to seasonal income fluctuations, nor minor or temporary reductions of income.

VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005 COMPLIANCE

The Housing Authority of Tulare County has implemented the policies of the *Violence Against Women and Department of Justice Reauthorization Act of 2005* (VAWA). Under those policies, Section 8 program tenants and landlords are informed of the requirements of the law, both in letters and in the revised-section contracts and tenancy addendums. Any questions by landlords are referred to our attorney.

Our public-housing staff is trained to watch for the effects of domestic violence and to intervene where appropriate. When eviction notices are served for causes other than non-payment of rent, letters and certification forms informing tenants of their VAWA rights are given to the family members involved so they can inform the agency of any domestic violence and the eviction can be bifurcated.

The agency cooperates with the various shelters in the jurisdiction. When informed of domestic-violence situations, either by shelter staff or the tenants themselves, the families are informed where they can stay temporarily and get any legal help they may need.

Agency policies include provisions to assist remaining family members while taking measures to evict or restrict the abuser from access to the unit or the complex.

Appendix F: Certification for a Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Tulare

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Vouchers

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Ken Kugler

Title

Executive Director

Signature

X



Date

3/5/13

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Housing Authority of the County of Tulare

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Vouchers

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

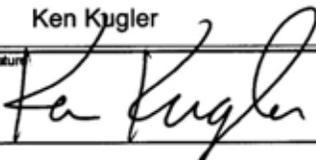
Name of Authorized Official

Ken Kugler

Title

Executive Director

Signature



Date (mm/dd/yyyy)

3/5/13

Previous edition is obsolete form HUD 50071 (3/98)

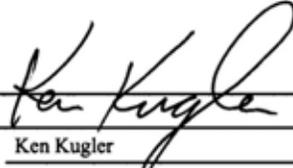
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Appendix H: Disclosure of Lobbying Activities

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the County of Tulare 5140 W. Cypress Ave. P.O. Box 791 Visalia, CA 93279 Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: Department of Housing and Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Ken Kugler Title: Executive Director Telephone No.: 559-627-3700 x 114 Date: 3/5/13		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	