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REGULAR BOARD OF COMMISSIONERS' MEETING

APRIL 24, 2024

AGENDA

LOCATION: 680 N. DOUTY STREET
HANFORD, CALIFORNIA

10:00 A.M.

THIS MEETING IS CONDUCTED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE GOVERNOR'S EXECUTIVE ORDER N-33-20
NO PUBLIC MEMEBERS WILL BE ALLOWED IN THE MEETING
THE MEETING WILL BE HELD BY TELECONFERENCE AT THE ABOVE LOCATION.
MEMBERS OF THE PUBLIC MAY DIAL IN.

United States: 1-646-749-3122

Access Code: 828-677-509

1) Roll Call

2) Unscheduled Appearances

Any person may address this Board at this time on any item on the agenda, or on any other item of interest to the public, that is within the subject matter jurisdiction of the Board. Three (3) minutes are allowed for each item.

3) Review and Approval of March 27, 2024 Regular Board Meeting Minutes

Pages 1-2

4) Review and Approval of Receipts and Expenditures for March 2024

Pages 3-8

5) Unfinished Business:

A. NONE

6) New Business:

A. Public Hearing regarding the update of PHA Annual Plan for Fiscal Year 2024

Pages 9-24

B. Review and Approval by Resolution for the updated PHA Annual Plan for
Fiscal Year 2024. **Resolution #24-01**

Pages 25

C. Review and Approval of write-off's for 531 Sunnyside Village for the quarter ending
March 31, 2024

7) Correspondance

A. Discussion on take Action Letter from U.S. Department of Housing and Urban Development

Page 26-29

8) Management

A. Current Status of Program Operations

Page 30

9) Close Session

A. Regarding Litigation (ONE)

Name of case: Galvez Sanchez v. Housing Authority of the County of Kings

HUD File No: 09-22-1318-8 - UPDATE

B. Regarding Employee Relations (NONE)

10) Open Session

11) Commissioners' Items

12) Adjournment

Any Late Documents relating to an agenda item that are distributed to the Commissioners less than 72 hours prior to the scheduled meeting are available for public inspection, at the time they are distributed to the Commissioners, at the Administrative Office as addressed below.

THE 745TH MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF KINGS CALIFORNIA

The Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kings was called
to order March 27, 2024, at 10:00 a.m. Chairman Verboon

The Meeting was conducted via Teleconference.

1) ROLL CALL

Secretary Sandra Jackson-Bobo called the roll:

PRESENT: Richard Valle
 Doug Verboon
 Richard Fagundes
 Rusty Robinson
 Joe Neves

Also present were the following:

Sandra Jackson-Bobo	-	HAKC Executive Director
Michele Rodrigues	-	HAKC Finance Manager
Jennifer Molina	-	HAKC Administrative Assistant
Christina Di Filippo	-	HAKC Attorney

2) UNSCHEDULED APPEARANCES

NONE

3) REVIEW AND APPROVAL JANUARY 24, 2024, REGULAR BOARD MEETING MINUTES

A motion was presented by Commissioner Robinson to approve the minutes for the Regular Board Meeting for January 24, 2024. Commissioner Fagundes seconded the motion, and the Board approved the minutes by the following votes: AYES- Robinson, Verboon, Fagundes, and Valle. NOES-None. ABSTENTIONS-Neves. ABSENT-None.

4) REVIEW AND APPROVAL OF RECEIPTS AND EXPENDITURES FOR JANUARY 2024 AND
FEBRUARY 2024

A motion was presented by Commissioner Neves to approve the Receipts and Expenditures for January 2024 and February 2024. Commissioner Fagundes seconded the motion, and the Receipts and Expenditures were approved by the following votes: AYES- Robinson, Fagundes, Verboon, Neves and Valle. NOES-None. ABSTAIN- None. ABSENT-None.

5) UNFINISHED BUSINESS

A. NONE

6) NEW BUSINESS:

A. REVIEW AND APPROVAL OF CHANGES MADE TO POLICEY 700 SECTION 802 TRAVEL

A motion was presented by Commissioner Neves to approve the changes to the Policy 700 Section 802 Travel. Commissioner Valle seconded the motion, and the changes made to the policy were approved by the following votes: AYES- Robinson, Fagundes, Verboon, Neves and Valle. NOES-None. ABSTAIN- None. ABSENT-None

B. REVIEW AND APPROVAL OF CHANGES MADE YTO POLICY 700 SECTION 804 ALCOHOL AND DRUG ABUSE POLICY.

A motion was presented by Commissioner Robinson to approve the changes to the Policy 700 Section 804 Alcohol and Drug Abuse Policy. Commissioner Neves seconded the motion, and the changes made to the policy were approved by the following votes: AYES- Robinson, Fagundes, Verboon, Neves and Valle. NOES-None. ABSTAIN- None. ABSENT-None

C. REVIEW AND APPROVAL AS SUBMITTED BY THE AUDITOR, THE FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING SEPTEMBER 2022.

A Motion to approve was presented by Commissioner Neves for the approval submitted by by the Auditor for the Financial Statements for the Fiscal Year Ending September 2022. Commissioner Fagundes seconded the motion, and it was approved by the following votes: Ayes = Neves, Fagundes, Verboon, Valle and Robinson. Noes- None. Absent- None.

7) CORRESPONDENCE

A. NONE

8) MANAGEMENT

A. Current Status of Program Operations

9) CLOSED SESSION

A. Regarding Litigation (NONE)

B. Regarding Employee Relations (NONE)

10) OPEN SESSION

A. NONE

11) COMMISSIONER'S ITEMS

12) ADJOURNMENT

There being no further business, the meeting was adjourned at 10:57 a.m.

Secretary

HOUSING AUTHORITY OF THE COUNTY OF KINGS
MONTHLY BILLS
MARCH 31, 2024

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4110	PAYROLL											
	KINGS COUNTY HA - ADMIN.PAYROLL		8,476.54	3,395.76	1,307.23	862.78	665.02	23,051.32	16,897.47	3,264.70	209.25	58,130.07
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		8,476.54	3,395.76	1,307.23	862.78	665.02	23,051.32	16,897.47	3,264.70	209.25	58,130.07
	YEAR-TO-DATE TOTAL		8,644.78	3,476.06	1,313.09	2,188.14	682.21	34,292.78	20,480.18	3,240.57	216.10	74,533.91
			51,512.15	20,686.22	8,152.74	7,888.18	4,082.73	162,641.57	114,828.30	15,426.75	1,288.34	386,506.98
4130	LEGAL											
	GRISWOLD LASALLE COBB DOWD & GINLAW OFFICES		0.63	16.80		1,227.06	2.63	834.39	568.61	23.10	1.06	2,674.28
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		-	0.63	16.80	1,227.06	2.63	834.39	568.61	23.10	1.06	2,674.28
	YEAR-TO-DATE TOTAL		-	1.31	41.85	326.60	6.54	1,934.77	449.94	57.55	2.62	2,821.18
			-	8.55	512.91	4,027.78	42.21	12,553.15	3,291.48	371.37	16.90	20,824.35
4140	STAFF TRAINING											
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		-	0.92	29.49	36.86	4.61	246.98	634.10	40.55	1.84	995.35
	YEAR-TO-DATE TOTAL		-	0.92	29.49	36.86	4.61	246.98	634.10	40.55	1.84	995.35
4150	TRAVEL											
	MICHELE RODRIGUES		15.88				2.26	119.95	39.90	5.44	1.57	185.00
	SANDRA JACKSON-BOBO		15.88				2.26	119.95	39.90	5.44	1.57	185.00
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		-	31.76	-	-	4.52	239.90	79.80	10.88	3.14	370.00
	YEAR-TO-DATE TOTAL		-	31.76	-	-	4.52	239.90	79.80	10.88	3.14	370.00
4160	AUTOMOBILE EXPENSE											
	GARY V. BURROWS, INC		12.40	1.49		5.06		38.25	38.67	0.85		96.72
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		12.40	1.49	-	5.06	-	38.25	38.67	0.85	-	96.72
	YEAR-TO-DATE TOTAL		54.80	7.89	-	3.85	0.48	29.11	84.58	0.65	-	181.36
			445.84	66.99	-	25.73	4.71	194.44	564.39	4.32	-	1,306.42
4171	AUDIT EXPENSE											
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		-	-	-	-	-	-	-	-	-	-
	YEAR-TO-DATE TOTAL		-	2,095.93	2,695.98	3,126.30	1,672.24	6,533.96	6,659.90	-	-	22,784.31

HOUSING AUTHORITY OF THE COUNTY OF KINGS
MONTHLY BILLS
MARCH 31, 2024

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4190	SUNDRY											
	AT&T							4.43				4.43
	AT&T/CALNET		52.38	26.91		27.85	2.91	276.58		84.20		683.19
	AUTOMATED OFFICE SYSTEMS			12.52	5.68	7.54	0.35	135.48		3.53	0.15	373.75
	CLASSIC HOME INVESTMENTS							450.00				450.00
	FIRST BANKCARD		12.03	184.16	3.36	4.12	1.26	104.61	91.85	4.26	0.84	406.49
	HOUSING FORMAS INC.							461.87				461.87
	KINGS COUNTY HA - ADMIN				15.06	19.64	1.86	105.48	54.30	15.34	1.19	212.87
	NAHRO						19.34	1,039.82	667.24			1,726.40
	NAN MC KAY AND ASSOCIATES INC							2,252.00				2,252.00
	NEXUS ADMINISTRATORS, INC.				37.63			430.33	69.78	12.26		550.00
	ODP BUSINESS SOLUTIONS, LLC		46.38	13.09	14.12	12.30	3.07	74.11	239.17	83.96		473.90
	ONLINE INFORMATION SERVICES							12.30				24.60
	PSWRC-NAHRO							156.40	100.31			259.68
	QUADIENT FINANCE USA, INC.			0.14	41.11	5.54	0.69	581.69	680.40	7.38	10.22	1,327.17
	TCM INVESTMENTS, L.P.			1.01	15.18	26.66	2.81	181.24	95.05	16.80		338.75
	ZENIA CHAVEZ - PETTY CASH							25.00				25.00
	CURRENT TOTAL		110.79	237.83	94.51	141.28	35.26	3,525.12	5,185.18	227.73	12.40	9,570.10
	PREVIOUS MONTH TOTAL		266.64	365.78	164.33	636.81	36.78	3,357.86	6,056.73	554.87	11.55	11,451.35
	YEAR-TO-DATE TOTAL		1,386.07	4,137.45	1,113.40	2,278.18	239.66	28,378.97	35,073.91	2,630.33	84.26	75,322.23
4191	REPLACEMENT RESERVE				606.00	645.00				800.00		800.00
	CORCORAN STATION											606.00
	KINGS COUNTY HA - CAMERON											645.00
	KINGS COUNTY HA - KETTLEMAN											645.00
	CURRENT TOTAL				606.00	645.00				800.00		2,051.00
	PREVIOUS MONTH TOTAL											2,051.00
	YEAR-TO-DATE TOTAL				3,636.00	3,870.00				4,800.00		12,306.00
4193	BOND FEE COSTS											
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
4195	COMPUTER COSTS				4.67	26.47	1.57	138.01	217.59	29.11		417.42
	COMCAST CARIE											157.26
	DARLENE HANSEN											184.46
	FIRST BANKCARD		0.35	10.45	13.10	1.62		87.65	56.21	14.38	0.70	184.46
	CURRENT TOTAL		0.35	15.12	39.57	3.19		225.66	273.80	200.75	0.70	759.14
	PREVIOUS MONTH TOTAL			2.28	76.49	69.72	12.80	624.85	401.49	326.64	2.10	1,516.37
	YEAR-TO-DATE TOTAL		0.35	6.73	238.65	362.95	42.10	2,781.15	3,948.66	1,394.17	7.68	8,762.09
4220	TENANT SERVICES											
	ESTER MAGNIA							25.00				25.00
	MICHAELA AVALOS							25.00				25.00
	RACHEL GORDON							25.00				25.00
	CURRENT TOTAL							75.00				75.00
	PREVIOUS MONTH TOTAL							50.00				50.00
	YEAR-TO-DATE TOTAL							350.00				350.00

HOUSING AUTHORITY OF THE COUNTY OF KINGS
MONTHLY BILLS
MARCH 31, 2024

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4310	WATER											
	ARMONA COMMUNITY SERVICE DISTRICT						305.50	835.15				1,140.65
	CORCORAN CITY OF							2,187.78		923.77		3,111.55
	HANFORD UTILITY CITY OF		119.15	396.61				4,824.97			42.64	5,383.37
	KETTLEMAN CITY COMM. SERVICE DISTRICT				2,016.80						61.00	2,016.80
	LEMOORE CITY OF - UTILITIES											61.00
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		119.15	396.61	2,016.80	305.50	305.50	7,847.90		923.77	103.64	11,713.37
	YEAR-TO-DATE TOTAL		82.85	255.04	2,126.80	271.00	271.00	6,808.55		467.06	95.17	10,106.47
			663.38	2,356.55	14,063.20	1,626.00	1,626.00	50,010.21		3,766.70	581.55	73,067.59
4320	ELECTRIC											
	ARMONA COMMUNITY SERVICE DISTRICT						5.00	17.00				22.00
	PACIFIC GAS AND ELECTRIC				381.82			1,856.85		2,794.66	216.02	5,249.35
	SOUTHERN CALIFORNIA EDISON CO.		348.38	177.04				1,868.84				2,394.26
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		348.38	177.04	381.82	5.00	5.00	3,742.69		2,794.66	216.02	7,665.61
	YEAR-TO-DATE TOTAL		357.88	165.64	358.11	5.00	5.00	3,239.93		3,082.94	321.51	7,531.01
			2,264.11	814.04	1,928.01	30.00	30.00	18,305.39		17,402.71	1,705.24	42,449.50
4330	GAS											
	PACIFIC GAS AND ELECTRIC					97.77						97.77
	THE GAS COMPANY		95.23	19.38				660.25		701.50	211.30	1,687.66
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		95.23	19.38	97.77			660.25		701.50	211.30	1,785.43
	YEAR-TO-DATE TOTAL		120.51	14.77	73.29			814.09		916.57	175.29	2,114.52
			587.46	54.21	282.83			3,437.32		4,047.66	887.57	9,297.05
4390	OTHER UTILITIES											
	ARMONA COMMUNITY SERVICE DISTRICT						186.25	633.25				819.50
	CORCORAN CITY OF							2,532.89		1,040.53		3,573.42
	HANFORD UTILITY CITY OF		42.83	694.40				3,318.77			22.90	4,078.90
	KETTLEMAN CITY COMM. SERVICE DISTRICT			694.40	1,440.00							1,440.00
	LEMOORE CITY OF - UTILITIES											27.70
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL		42.83	694.40	1,440.00	186.25	186.25	6,484.91		1,040.53	50.60	9,939.52
	YEAR-TO-DATE TOTAL		42.83	694.40	1,440.00	186.25	186.25	6,490.82		1,040.53	50.60	9,945.43
			256.98	4,166.40	8,640.00	1,117.50	1,117.50	38,647.00		6,243.18	303.60	59,374.66
4410	PAYROLL - MAINTENANCE											
	KINGS COUNTY HA - ADMIN.PAYROLL			2,310.68	4,275.90	71.74	71.74	17,354.84		175.62	46.76	24,235.54
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL			2,310.68	4,275.90	71.74	71.74	17,354.84		175.62	46.76	24,235.54
	YEAR-TO-DATE TOTAL			2,310.68	4,275.90	71.74	71.74	15,532.70		175.62	46.76	22,413.40
				13,864.08	25,655.40	430.44	430.44	99,375.54		1,053.72	280.56	140,659.74

HOUSING AUTHORITY OF THE COUNTY OF KINGS
MONTHLY BILLS
MARCH 31, 2024

ACCOUNT NO.	ACCOUNT DESCRIPTION	VENDOR	MGMT FEES 015	ADMIN 100	CAMERON COMMON 200	KETTLEMAN CITY 300	ADMIN FLC 400	LOW RENT 500	VOUCHERS 600	CORCORAN STATION 700	TRANSITIONAL FOSTER HOUSING 701	TOTAL
4420	MAINTENANCE MATERIALS											
	C.B.S DOORS							93.59				93.59
	CORCORAN HARDWARE COMPANY							75.74				75.74
	DRISKELL'S APPLIANCE							188.88				188.88
	EMPIRE SUPPLY CO. INC.		4.64					3,424.30		141.65		3,570.59
	ERVINS				95.21							95.21
	FIRST BANKCARD				188.64			81.54				270.18
	GARY V. BURROWS, INC		134.40	31.21	167.84	124.88	13.48	788.23	24.18	24.46	17.43	1,326.11
	HD SUPPLY FACILITIES MAINTENANCE							2,166.41		153.41		2,319.82
	HOME DEPOT CREDIT SERVICES							1,582.40		109.35		1,843.79
	JH TACKETT MARKETING				152.04			438.59				438.59
	KETTLEMAN CITY PARTS				337.41							337.41
	KINGS COUNTY GLASS							326.98				326.98
	LOWE'S BUSINESS ACCOUNT				702.13			5,044.17		109.35		6,007.69
	REFRIGERATION SUPPLIES DISTRIBUTOR				355.04							355.04
	WAL-MART, CAPITAL ONE							105.82				105.82
	CURRENT TOTAL		134.40	31.21	476.56	1,803.31	13.48	14,316.65	24.18	538.22	17.43	17,355.44
	PREVIOUS MONTH TOTAL		123.98	29.91	820.37	3,144.74	71.72	10,099.37	19.67	624.44	10.37	14,944.57
	YEAR-TO-DATE TOTAL		234.50	56.95	2,138.26	2,172.60	73.38	21,410.87	49.00	1,375.16	38.24	27,548.96
4430	CONTRACT COSTS											
	A & A COPIER SALES & SERVICE		170.00					310.25				170.00
	ARMONA COMMUNITY SERVICE DISTRICT						91.25					401.50
	AT&CALNET				57.21					596.60		57.21
	CORCORAN CITY OF							3,825.00	151.92			4,421.60
	G & B JANITORIAL LLC		236.77	64.52			4.40	1,866.70			28.84	2,457.28
	HANFORD UTILITY CITY OF									1,474.23		1,474.23
	JORGENSEN COMPANY				453.61							453.61
	KETTLEMAN CITY COMM. SERVICE DISTRICT											1,073.62
	KINGS WASTE & RECYCLING AUTHORITY					1,073.62		283.95				283.95
	LEMOORE CITY OF - UTILITIES											32.67
	MATSON ALARM CO. INC.		16.74	4.68	4.12	127.53	0.96	353.76	131.42	42.00		481.21
	NOLAN'S PLUMBING							1,940.34				1,940.34
	O'CONNOR PEST CONTROL			14.88	238.72	198.40	24.80	1,410.40		278.24	9.92	2,175.36
	PRIMOW LANDSCAPING		93.22	25.40	645.70		1.74	4,558.00	59.83			5,383.89
	RANDSTAD US L.P.							1,681.92				1,681.92
	VERIFON WIRELESS		110.99	11.35	3.33	6.37	1.48	32.62	23.61	12.94	0.04	202.73
	WEST VALLEY SUPPLY							114.09				114.09
	CURRENT TOTAL		457.72	398.96	1,345.48	1,463.13	124.63	16,377.03	366.78	2,404.01	71.47	23,009.21
	PREVIOUS MONTH TOTAL		569.28	258.72	1,456.09	1,463.30	171.33	17,574.99	475.00	5,435.91	148.96	27,553.58
	YEAR-TO-DATE TOTAL		2,774.58	1,768.26	10,107.31	8,612.96	788.49	105,998.09	3,689.17	19,414.22	504.49	153,657.57
4431	BOND ADMIN FEE COSTS											
	CURRENT TOTAL											
	PREVIOUS MONTH TOTAL											
	YEAR-TO-DATE TOTAL											
4510	INSURANCE EXPENSE											
	HA COUNTY OF KINGS -ADMIN		313.64	125.65	133.87	181.76	27.27	1,431.79	625.22	126.51	9.41	2,975.12
	CURRENT TOTAL		313.64	125.65	133.87	181.76	27.27	1,431.79	625.22	126.51	9.41	2,975.12
	PREVIOUS MONTH TOTAL		319.84	128.56	134.10	239.20	27.90	1,843.61	757.78	126.40	9.72	3,587.11
	YEAR-TO-DATE TOTAL		1,358.16	549.49	1,089.49	2,015.08	139.23	10,958.98	3,130.30	917.43	45.60	20,203.76

HOUSING AUTHORITY OF THE COUNTY OF KINGS
LOW RENT PROGRAM - AMP 1/AMP 2
OCTOBER 1, 2023 THROUGH MARCH 31, 2024

	AMP 1	168	AMP 1	168	AMP 2	100	AMP 2	100
	BUDGET	PUM	ACTUAL	PUM	BUDGET	PUM	ACTUAL	PUM
REVENUE								
Dwelling Rent	\$357,925	\$355.08	\$402,123.00	\$398.93	\$231,340	\$385.57	\$271,698.08	\$452.83
Interest	855	0.85	1,780.17	1.77	275	0.46	837.58	1.40
Other Income-Tenant Charges	24,705	24.51	5,856.57	5.81	11,720	19.53	15,840.10	26.40
Other Income	0	0.00	4,660.05	4.62	0	0.00	2,984.99	4.97
Capital Fund Subsidy	86,302	85.62	0.00	0.00	57,093	95.15	0.00	0.00
HUD Subsidy	197,967	196.40	262,558.00	260.47	131,079	218.47	146,179.00	243.63
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Total Income	\$667,754	\$662.45	\$676,977.79	\$671.60	\$431,507	\$624.02	\$437,539.75	\$729.23
EXPENSES:								
OPERATING EXPENSES:								
Administrative Salaries	\$56,150	\$55.70	\$89,041.98	\$88.34	\$44,345	\$73.91	73,599.59	\$122.67
Legal	12,925	12.82	3,735.36	3.71	6,000	10.00	8,817.79	14.70
Travel	0	0.00	313.64	0.31	0	0.00	375.81	0.63
Sundry Costs	10,815	10.73	24,881.29	24.68	60,210	100.35	13,589.81	22.65
Management Fees	68,252	67.71	80,193.28	79.56	40,626	67.71	44,219.48	73.70
Bookkeeping Fees	7,560	7.50	7,440.00	7.38	4,500	7.50	4,102.50	6.84
Asset Management Fees	10,080	10.00	0.00	0.00	6,000	10.00	0.00	0.00
Computer Costs	6,645	6.59	4,000.56	3.97	4,240	7.07	2,399.89	4.00
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Operating Expenses	\$172,427	\$171.06	\$209,606.11	\$207.94	\$165,921	276.54	\$147,104.87	\$245.17
TENANT SERVICES:	\$4,631	\$4.59	\$350.00	\$0.35	\$1,774	\$2.96	0.00	\$0.00
UTILITIES:								
Water	\$30,000	\$29.76	\$29,258.11	\$29.03	\$26,000	\$43.33	\$20,752.10	\$34.59
Electric	12,015	11.92	11,130.67	11.04	6,500	10.83	7,174.72	11.96
Gas	1,088	1.08	949.54	0.94	1,400	2.33	2,457.46	4.10
Other	24,113	23.92	23,449.66	23.26	15,000	25.00	15,197.34	25.33
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Utilities	\$67,215	\$66.68	\$64,787.98	\$64.27	\$48,900	\$81.50	\$45,581.62	\$75.97
MAINTENANCE AND OPERATIONS								
Labor	\$71,380	\$70.81	\$67,990.98	\$67.45	\$30,335	\$50.56	\$31,384.56	\$52.31
Materials	64,263	63.75	50,238.67	49.84	24,025	40.04	18,778.78	31.30
Contract Costs	65,673	65.15	57,702.21	57.24	65,085	108.48	48,265.88	80.44
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Maint. & Operations	\$201,315	\$199.72	\$175,931.86	\$174.54	\$119,445	\$199.08	\$98,429.22	\$164.05
GENERAL EXPENSES:								
Insurance	\$23,095	\$22.91	\$32,094.12	\$31.84	\$12,680	\$21.13	\$19,303.48	\$32.17
P.I.L.O.T.	29,070	28.84	33,787.95	33.52	18,245	30.41	22,611.65	37.69
Employee Benefits	89,565	88.85	54,535.49	54.10	48,130	80.22	36,892.06	61.49
Collection Losses	4,785	4.75	12,649.52	12.55	2,915	4.86	15,003.01	25.01
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total General Expenses	\$146,515	\$145.35	\$133,067.08	\$132.01	\$81,970	\$136.62	\$93,810.20	\$156.35
TOTAL EXPENSES	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	\$592,103	\$587.40	\$583,743.03	\$579.11	\$418,010	\$696.68	\$384,925.91	\$641.54
 RESIDUAL RECEIPTS (DEFICIT)								
Receipts from Nonexpendable Equipment			0.00				0.00	
Property Betterment and Equipment			0.00				0.00	
Prior Period Adjustment			0.00				0.00	
			<hr/>				<hr/>	
RESIDUAL RECEIPTS(or DEFICIT)			\$93,234.76				\$52,613.84	
			=====				=====	
 OPERATING RESERVE AS OF JUNE 30, 2016								
RESIDUAL RECEIPTS(or DEFICIT)			\$243,569.11				\$97,581.81	
			<hr/>				<hr/>	
CURRENT OPERATING RESERVE			336,803.87				150,195.65	
ACCOUNTS RECEIVABLE BALANCE			42,040.62				99,116.35	
			<hr/>				<hr/>	
ADJUSTED OPERATING RESERVE			294,763.25				51,079.30	
			=====				=====	
MAXIMUM OPERATING RESERVE APPROVED			592,102.50				367,977.50	
 PERCENT OF MAXIMUM OPERATING RESERVE								
			49.78%				13.88%	

BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF KINGS
STATE OF CALIFORNIA

-oOo-

IN THE MATTER OF APPROVING)	
THE DEPARTMENT OF HOUSING)	RESOLUTION NUMBER
AND URBAN DEVELOPMENT (HUD))	24-01
ANNUAL PLAN FOR FISCAL YEAR)	
2024)	

-oOo-

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (hereinafter the “Act”) was signed into law by President Clinton on October 21, 1998, and

WHEREAS, the Act required the Housing Authority to develop a Five-Year Plan and Annual Plans (hereinafter referred to jointly as the “plans”), and

WHEREAS, the Housing Authority prepared a proposed updated annual plan in compliance with Section 511 of the Act and the ensuing Department of Housing and Urban Development (HUD) requirements, and established a Resident Advisory Board to set the goals, objectives and policies required by the plans, and

WHEREAS, the Housing Authority developed and prepared an updated Annual Plan incorporating a needs analysis, strategies, financial resources, and policies to accomplish the five-year goals and objectives, and

WHEREAS, the Housing Authority sought public review and input regarding the proposed plans and supporting documents during a 45-day period of public comment from March 8, 2024 to April 22, 2024 and

WHEREAS, a public hearing was held by the Housing Authority on April 24, 2024 to receive further public input on the proposed plans,

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Kings that:

- 1) The Annual Plan for Fiscal Year 2024 is approved.
- 2) The Resolution shall take effect on April 24, 2024.

A motion was presented by Commissioner _____ to approve Resolution #24-01 as presented, and the motion was seconded by Commissioner _____. The motion carried the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Chairman of the Board

Secretary

The Quality Housing and Work Responsibility Act of 1998 was signed into law by President Clinton on October 21, 1998 and require the Housing Authority to develop a Five-Year plan and Annual Plans.

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> PHA Name: <u>Housing Authority of Kings County</u> PHA Code: <u>CA053</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>268</u> Number of Housing Choice Vouchers (HCVs) <u>752</u> Total Combined Units/Vouchers <u>1020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below 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> <input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA: Stanislaus Regional Housing Authority</td> <td>CA026</td> <td>Housing Choice Voucher/Conventional Housing</td> <td>N/A</td> <td>547</td> <td>5,212</td> </tr> <tr> <td>Housing Authority of the Kings County</td> <td>CA053</td> <td>Housing Choice Voucher/Conventional Housing</td> <td>N/A</td> <td>268</td> <td>752</td> </tr> <tr> <td>Housing Authority of the City of Madera</td> <td>CA069</td> <td>Housing Choice Voucher/Conventional Housing</td> <td>N/A</td> <td>244</td> <td>795</td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA: Stanislaus Regional Housing Authority	CA026	Housing Choice Voucher/Conventional Housing	N/A	547	5,212	Housing Authority of the Kings County	CA053	Housing Choice Voucher/Conventional Housing	N/A	268	752	Housing Authority of the City of Madera	CA069	Housing Choice Voucher/Conventional Housing	N/A	244	795
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
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B. Plan Elements						
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>INCOME MIXING/DECONCENTRATION OF POVERTY IN FAMILY DEVELOPMENTS Federal law requires the Housing Authority to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income family developments and lower income families into higher income family developments. Toward this end, the Housing Authority will “skip” families on the waiting list to reach other families with a lower or higher income. The Housing Authority will accomplish this in a uniform and non-discriminating manner. The Housing Authority will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments and higher income applicants will not be steered towards high-income developments. Where necessary in order to comply with deconcentration regulations, the Housing Authority may offer incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Prior to the beginning of each fiscal year, the Housing Authority will analyze the income levels of families residing in its family development in order to determine whether special marketing strategies or deconcentration incentives need to be implemented.</p>					
B.2	<p>New Activities.</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 checked="" type="checkbox"/> <input 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 Rental Assistance or Project-Based Vouchers 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>The PHA has allocated 15 project-based vouchers for NorthStar Courts, an affordable housing development located at 2601 North 11th Street, Hanford, CA 93230.</p>					

	The PHA has allocated 3 project-based vouchers for Kings Rehabilitation Center and 20 project-based vouchers for Shiloh Apartments located at 1000 Rodgers Street, Hanford, CA 93230.
B.3	<p>Progress Report.</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>In achieving our goals, the Housing Authority treats and respects all applicants, residents, and guests equally and fairly. Through partnerships with local law enforcement agencies and other community organizations within the County of Kings, we served and provide top quality services to our residents seeking and/or desiring additional services other than housing.</p> <p>The PHA has expanded its supply of assisted housing by receiving additional vouchers. PHA was allocated 25 Emergency Housing Vouchers in July 2021 to help individuals and families who are experiencing homelessness and victims of domestic violence. In addition, the PHA continues to assist with VASH and Mainstream vouchers. The PHA has allocated 3 project-based vouchers for Kings Rehabilitation Center and 20 project-based vouchers for Shiloh Apartments.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>CA01P05350123 approved June 7, 2023.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) 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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

C.5	<p>Troubled PHA.</p> <p>(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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>					
D.	Affirmatively Furthering Fair Housing (AFFH).					
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 842 1455 1318"> <tr> <td data-bbox="180 842 1455 884">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 884 1455 1318"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>It is the policy of the Housing Authority of the County of Kings to fully comply with all Federal, State, and local non-discrimination laws with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.</p> <p>The Housing Authority will continue to support all proactive and responsive programs as outlined in the Housing Element and the Consolidated Plans within its jurisdiction. Solutions of a regional nature are highly desirable and will result in coordinated fair housing planning.</p> </td> </tr> </table> <table border="1" data-bbox="180 1339 1455 1755"> <tr> <td data-bbox="180 1339 1455 1381">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1381 1455 1755"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Housing Authority will make every effort to support widespread consumer outreach and education program in landlord/tenant and housing discrimination areas. Staff will plan, coordinate, implement and evaluate outreach and educational activities, which are designed to impart information about all aspects of fair housing laws.</p> </td> </tr> </table> <table border="1" data-bbox="180 1776 1455 1820"> <tr> <td data-bbox="180 1776 1455 1820">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>It is the policy of the Housing Authority of the County of Kings to fully comply with all Federal, State, and local non-discrimination laws with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.</p> <p>The Housing Authority will continue to support all proactive and responsive programs as outlined in the Housing Element and the Consolidated Plans within its jurisdiction. Solutions of a regional nature are highly desirable and will result in coordinated fair housing planning.</p>	Fair Housing Goal:	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Housing Authority will make every effort to support widespread consumer outreach and education program in landlord/tenant and housing discrimination areas. Staff will plan, coordinate, implement and evaluate outreach and educational activities, which are designed to impart information about all aspects of fair housing laws.</p>	Fair Housing Goal:
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Fair Housing Goal:						
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Fair Housing Goal:						

Describe fair housing strategies and actions to achieve the goal

When a Housing Authority staff is informed by a tenant of an issue which may be related to fair housing, the caseworker will reiterate the Housing Authorities support for the tenant filing a complaint. The caseworker will also provide the tenant with proper procedures for filing the complaint.

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. (24 CFR §903.4)

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. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (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. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

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))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA

fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

A. PHA Information.

A.1 PHA Name: Housing Authority of Kings County PHA Code: CA053
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024
 The Five-Year Period of the Plan (i.e. 2019-2023): 2020-2024
 PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA: Stanislaus Regional Housing Authority	CA026	Housing Choice Voucher/ Conventional Housing	N/A	547	5,212
Housing Authority of the Kings County	CA053	Housing Choice Voucher/ Conventional Housing	N/A	268	752
Housing Authority of the City of Madera	CA069	Housing Choice Voucher/Conventional Housing	N/A	244	795

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of the Housing Authority of the County of Kings is to promote decent, safe, and affordable housing and economic opportunity to low-income families. We are committed to assisting low-income families with incomes below 80% of area median, adjusted for family size.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>PHA Goal: Expand the Supply of assisted housing Objectives: Apply for additional rental vouchers; Reduce public housing vacancies; Leverage private or other public funds to create additional housing opportunities.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The Housing Authority of the County of Kings continues to make progress in meeting their mission and goals. We continue to improve efforts to positively promote our programs viable social and economic resources in the community we anticipate future growth. Making ourselves an integral part of the communities we serve by educating the public as well as addressing issues in an expedient manner has allowed us to build credibility and create more positive public perception about our programs.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The PHA makes diligent efforts to counsel tenants and call Child Protective Services as well as the local police department to file a report or to get an order of protection, if needed. The PHA then refer the tenant to an agency that offers support for victims of domestic violence or sexual assault. Also refer the tenant to the appropriate agencies to obtain any necessary counseling.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Any changes in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority strategic goals of increasing the availability of decent, safe, and affordable housing for the citizens of the County of Kings. Any single or cumulative annual change or actual use of federal funds as identified in the five-year plan that exceeds Kings County Housing consortium, annual program budgets for Section 8 and Public Housing activities. A need to respond immediately to Acts of God.</p> <p>Central heat and air modernization for all 268 units in Low Income Public Housing (Hanford, Armona, and Corcoran) The Housing Authority has joined a consortium with other Housing Authorities, Stanislaus Regional Housing Authority being the lead Housing Authority.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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.</p>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

It is the policy of the Housing Authority of the County of Kings to fully comply with all Federal, State, and local non-discrimination laws with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

The Housing Authority will continue to support all proactive and responsive programs as outlined in the Housing Element and the Consolidated Plans within its jurisdiction. Solutions of a regional nature are highly desirable and will result in coordinated fair housing planning.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The Housing Authority will make every effort to support widespread consumer outreach and education program in landlord/tenant and housing discrimination areas. Staff will plan, coordinate, implement and evaluate outreach and educational activities, which are designed to impart information about all aspects of fair housing laws.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

When a Housing Authority staff is informed by a tenant of an issue which may be related to fair housing, the caseworker will reiterate the Housing Authorities support for the tenant filing a complaint. The caseworker will also provide the tenant with proper procedures for filing the complaint.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



**UNCOLLECTABLE ACCOUNTS
TO BE CHARGED TO
COLLECTION LOSS**

Project Name: Conventional 531 (Hanford)

Quarter Ending: March 31, 2024

UNIT	NAME	SOCIAL SECURITY NUMBER	RENT	MAINT CHARGES	LEGAL COSTS	CLOSING COSTS	TOTAL CHARGES	DATE UNIT VACATED
531-45B						\$568.33	\$568.33	02/13/20
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
							\$0.00	
Total			\$0.00	\$0.00	\$0.00	\$568.33	\$568.33	

Total Charges to Tenants for Period December 31, 2023 *Through* March 31, 2023 **\$176,043.11**

Total Loss of Rent = 0.0000% of Total Charges
 Total Loss of Maintenance = 0.0000% of Total Charges
 Total Loss of Legal = 0.0000% of Total Charges
 Total Loss of Closing Costs = 0.3228% of Total Charges

Total \$568.33

Lori Hatfield, Area Manager

Sandra Jackson-Bobo, Executive Director



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April 17, 2024

Board of Commissioners
c/o Richard Valle, Chair
Housing Authority of Kings County
680 N Douty Street
Hanford, CA 93230
richard.valle@co.kings.ca.us

Dear Commissioners:

On April 12, 2024, the Housing Authority of Kings County's (HAKC) was designated Substandard by HUD based on a failing Public Housing Assessment System (PHAS) audited financial score of zero (0), and an overall score of 61 of 100, for the fiscal year ending September 30, 2022. The financial score of zero is based on a Late Presumptive Failure for failure to make required financial indicator submissions.

The Board of Commissioners/Governing Body of the HAKC should take immediate action to identify the sources(s) of the performance deficiencies and develop and implement a plan to recover its PHAS score and ensure long-term sustainability at an acceptable level of performance. Additionally, the Board of Commissioners/Governing Body should take immediate action to ensure the missing financial submissions are received by HUD.

The following list of actions is offered as common suggestions to the Board to use in self-diagnosing the source(s) of its deficiencies and identifying solutions to recover its performance for long-term sustainability.

Financial Late Presumptive Failure

A financial Late Presumptive Failure typically results from: (1) failure of a public housing agency to prepare financial statements and submit them timely; (2) failure of a public housing agency to procure and oversee an independent auditor timely and properly; or (3) for a public housing agency that is a component of local government, local regulatory or statutory obstacles.

Financial Statement Preparation and Submission

- Evaluate management/staff ability to prepare financial statements.
- Consider procuring a fee accountant to prepare financial statements.
- Confirm that the Board receives and approves financial statements timely and in advance of regulatory deadlines.
- Verify that staff are correctly identified in and have access to HUD systems.

Audit Procurement and Oversight

- Evaluate the solicitation and procurement process for the independent auditor.
- Confirm that the independent auditor's contract allows sufficient time between the notice to proceed and the regulatory deadline for submission.
- Evaluate staff's oversight of the independent auditor's contract to ensure that contract requirements and deadlines are being met.

Regulatory and Statutory Obstacles

- Identify any local and State requirements that may be impacting the public housing agency's ability to complete its audit timely.
- Determine if the public housing agency's audit is a component part of a larger local or State audit.
 - Determine whether the amount of funding to the public housing agency meets the local or State thresholds for inclusion.
 - Determine if the local or State audit timelines are compatible with the HUD's requirements for submission.
 - Consider requesting an exception to local and State requirements to allow the public housing agency to submit its own audit.

Please provide our office with a proposed recovery plan within thirty (30) days of the receipt of this letter. Your plan will be reviewed by a Recovery Team of subject matter experts to determine further assistance to be provided by HUD and actions to be taken.

Please also be advised that if deficiencies are not sufficiently resolved within ninety (90) days of the substandard designation, HUD may initiate actions to develop a Corrective Action Plan for the HAKC, as permitted by regulation, to document and ensure that recovery efforts have been put in place. If you have any questions or need assistance in developing your plan, please contact Benjamin Palmer, Portfolio Management Specialist, at benjamin.r.palmer@hud.gov or 415-489-6445.

Sincerely,



Gerard R. Windt
Director
Office of Public Housing, San Francisco

Enclosure
PHA Score Report

cc:

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U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 04/12/2024

PHA Code:	CA053
PHA Name:	KINGS COUNTY HOUSING AUTH
Fiscal Year End:	09/30/2022

PHAS Indicators	Original Score	Adjustment	Net Score	Maximum Score
Physical	35	0	35	40
Financial	0	0	0	25
Management	20	-1	19	25
Capital Fund	7	0	7	10
Late Penalty Points	-	0	0	
PHAS Adjustment	-	0	0	
PHAS Total Score	62	-1	61	100
Designation Status:			Substandard Financial	

Published 04/12/2024 Initial published 04/12/2024

Financial Score Details	Score	Maximum Score
Submission Type:		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.0	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	94.78	
4. Occupancy Rate Points	2	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	7	10

Notes:

- The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
- Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
- "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
- "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
- PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>

MANAGEMENT REPORT

Prepared for the Board of Commissioners Special Meeting

April 18, 2024

1) The Occupancy Rates are as follows:

Section 8	486
53-1 Hanford	2 Vacancies, 1 Scheduled Move-In
53-2 Corcoran	8 Vacancies
53-4 Armona	100% Occupied
KC1 Armona	100% Occupied
KC2 Hanford	100% Occupied
Kettleman City	4 Vacancy
Admin	1 Vacancy
Cameron Commons	2 Vacancies
Corcoran Station	3 Vacancies
Anchors	3 Vacancies
Lem / 198	100 % Occupied
Basil Home	100% Occupied
Lemoore Meyers Home	4 Vacancies

2) Progress Report – Capital Fund Program