

Housing Authority of the County of Monterey



FY 2018 Annual Plan and Supporting Documents

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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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, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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 PHA Name: Housing Authority of the County of Monterey PHA Code: CA033
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2018
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 Number of Housing Choice Vouchers (HCVs) 4534
 PHA Plan Submission Type: Annual Submission Revised Annual 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 of 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.

The Annual Plan and supporting documents are available at the Central Office located at 123 Rico Street, Salinas, CA and on the agency website at www.hamonterey.org. All of the attachments as well as the Administrative Plan for the Housing Choice Voucher (Admin Plan) are available for review at the Central Office located at 123 Rico Street, Salinas, CA as well as on the agency website at www.hamonterey.org. The Annual Plan Advisory Board is provided a copy of the plan.

PHA Consortia: (Check box if submitting a joint 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
Lead HA:				

B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> 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"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</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 element(s):</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 checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. 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 HACM continues to use project based vouchers to assist in the development of affordable housing. If funding is available, the projected number of vouchers to be issued through an RFP is under 200 units. The units would be available to preserve and rehabilitate affordable housing or construct new units. HACM is interested in locating as many units as possible in neighborhoods of opportunity where affordable housing is scarce.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>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.</p>

B.6 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

The Housing Authority of the County of Monterey (HACM) has made the following progress in meeting the goals in the 5-Year Plan:

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

HACM has converted its public housing program under the Rental Assistance Demonstration program, and continues to review its properties for financial stability. HACM is now managing for the non-profit owner the first three phases of the reconstruction of former Public Housing units in Salinas that were demolished previously. HACM continues to manage the units that have been converted under RAD.

The Housing Authority is a High performer in the Section 8 Housing Choice Voucher (HCV) program (SEMAP score 97%). Specialists in the Section 8 HCV program continue to educate clients with regards to the portability of their vouchers. Group briefings and individual counseling are used to get information to the clients regarding the program. Landlords are encouraged to participate in the Section 8 HCV program and special briefings for them are also held. Voucher payment standards have been adjusted during the last year in order to reflect the changing market conditions.

Site based waiting lists have been instituted at selected properties in order to broaden the opportunities to rural communities and to reduce the vacancy turnaround time. Project-based Section 8 Vouchers (PBV) have been made available to new developments in order to increase the supply of affordable housing in the county. PBV has also been made available to RAD program properties when requested.

HACM created a homeless set-aside voucher program in the past year and staff are working with local service providers to assist homeless families into housing and services.

HUD Strategic Goal: Improve community quality of life and economic vitality

The Housing Authority continues to monitor crime statistics and make its housing communities safer through property safety improvements. HACM is represented on the following County-wide Boards or Committees: Community Alliance for Safety and Peace, Children's Council for Monterey County, Coalition of Homeless Services Providers and the Leadership Council for the Continuum of Care.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

HACM continues to promote self-sufficiency and asset development by encouraging participants in the HCV program to sign up for the Family Self-Sufficiency program and the POWER project. HACM also continues to assist families that are able to become homeowners by utilizing various options including Section 8 Vouchers and working with communities to provide down payment assistance to the clients. In the past fiscal year, 15 families have graduated from the FSS program but no families have purchased a home.

The Housing Authority continues to work with various service providers to better serve those families with special needs including the disabled and elderly populations. In addition, HACM continues to work with local governmental agencies and non-profits to utilize specialized Vouchers such as those for Family Unification. Also, HACM was recently approved for a renewal grant for its Supportive Housing Program at Pueblo Del Mar. This program is a transitional housing program for homeless families with children that are in recovery from alcohol or drug abuse.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

HACM continues to affirmatively market its housing programs and make them accessible to those families with special needs or disabilities. HACM remains committed to meeting reasonable accommodation or modification requests in order to provide equal opportunities to disabled families or individuals.

Housing Specialists work with families to promote portability and moves to neighborhoods of opportunity. During briefings applicants are informed of available units and where they are located emphasizing communities that are underutilized.

B.7 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(a) 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.