



Housing Authority of the County of Monterey
5-Year PHA Plan-Fiscal Year Beginning July 2025
2025-2030
draft

Executive Director/ Chief Executive Officer:

Zulieka Boykin

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Kathleen Ballesteros-Vice Chair
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Yuri Anderson-Commissioner
Maria Orozco-Commissioner
Francine Goodwin-Commissioner

5-Year PHA Plan (for All PHAs)	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, 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the County of Monterey</u> PHA Code: <u>CA033</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2030</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="224 1140 1479 1772"> <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:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																																

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.

Housing Authority of the County of Monterey’s Mission Statement:

To provide, administer and encourage quality affordable housing and related Services to eligible residents of Monterey County.

HACM Mission Statement for the Next Five Years:

Over the next five years, the Housing Authority of the County of Monterey (HACM) will continue to provide, administer, and encourage quality affordable housing and related services to residents of Monterey County. HACM will focus on expanding access to affordable housing, improving program efficiency, and strengthening community partnerships to meet the needs of low-income, very low-income, and extremely low-income families in Monterey County.

HACM will actively pursue new housing opportunities by collaborating with developers and community agencies to increase affordable housing throughout cities in Monterey County, including Salinas, Seaside, Marina, Greenfield, King City, Soledad, and Carmel. The agency will continue to work on ensuring equitable access to affordable housing for the jurisdiction’s vulnerable populations, such as seniors, disabled individuals and families, homeless individuals and families, and veterans. By increasing affordable housing efforts across Monterey County, the agency continues its commitment to addressing local housing disparities by providing stable, long-term affordable housing for residents in need.

To enhance services, HACM will continue to implement modernization efforts, streamline program administration, and integrate technological improvements and upgrades such as Yardi Rent Café system, which continues to improve accessibility and efficiency for applicants, tenants, and landlords. Additionally, the agency will continue to uphold compliance with all federal and state housing regulations, including the upcoming changes under the Housing Opportunity Through Modernization Act (HOTMA), to enhance program transparency and effectiveness.

In the next five years, HACM will strengthen partnerships with local organizations and community and government agencies to address homelessness and increase supportive affordable housing in Monterey County. As part of these efforts, HACM will continue hosting housing assistance events, to connect Housing Choice Voucher applicants with critical resources, landlords, and service providers. The agency will also expand housing stability supportive services, promote self-sufficiency programs, and ensure fair housing practices to further support residents in achieving long-term housing security.

HACM will continue to uphold fair housing practices by ensuring equal access to safe, affordable housing for all residents of Monterey County. The agency confirms its compliance with the Fair Housing Act (FHA), the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act to protect the rights of all individuals and families seeking housing assistance.

Through this mission, HACM will continue its commitment to providing high-quality, affordable housing and supportive services, ensuring that residents across Monterey County can secure safe, stable, and accessible housing. By continuing collaborative partnerships and seeking housing development and funding opportunities, HACM will expand affordable housing for individuals and families to achieve long-term stability and self-sufficiency, ensuring access to safe, affordable, and inclusive housing for years to come.

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.

HACM Goals and Objectives for the Next Five Years:

The Housing Authority of the County of Monterey has established quantifiable goals and objectives to expand affordable housing opportunities and enhance program services for low-income, very low-income, and extremely low-income families over the next five years. These goals and objectives focus on increasing affordable housing availability, improving program efficiency, and ensuring long-term housing stability for residents of Monterey County.

1. Expand Affordable Housing Opportunities

- Increase the supply of affordable housing by collaborating with developers and allocating Project-Based Vouchers (PBVs) to new housing projects in cities such as Salinas, Seaside, Marina, Greenfield, King City, Soledad, and Carmel.
- Support the development of additional housing units by working with local jurisdictions and pursuing funding opportunities.
- Continue community partnerships to provide permanent housing for homeless residents and families through Project-Based Vouchers.
- Expand access to affordable housing opportunities by hosting housing assistance events to connect applicant families with Housing Choice Vouchers, landlords, and supportive community services.

2. Strengthen Housing Programs for Special Populations

- Administer 324 HUD-VASH vouchers to assist homeless veterans and their families in securing stable housing.
- Continue to work with participants of the Emergency Housing Voucher Program, supporting their ongoing transition from homelessness to permanent stable housing.
- Continue collaboration with the Foster Youth to Independence (FYI) Program by administering 65 housing vouchers and essential supportive services for youth aging out of foster care.
- Continue partnerships with Monterey County Behavioral Health to continue providing on site supportive housing for homeless or nearly homeless families at Pueblo del Mar.

3. Improve Program Administration and Compliance

- Implement Housing Opportunity Through Modernization Act (HOTMA) changes to streamline policies and enhance operational efficiency for internal and external operations and services.
- Upgrade technology and improve accessibility by implementing available upgrades in the Yardi Rent Café system, to continue to allow tenants, applicants, and landlords the ability to manage housing processes online.
- Increase the agency’s Section Eight Management Assessment Program (SEMAP) score by strengthening overall internal measures and practices, enhancing program efficiency, and ensuring compliance with federal regulations.

4. Promote Self-Sufficiency and Financial Stability

- Increase participation in the Family Self-Sufficiency (FSS) Program to support more Housing Choice Voucher participants in achieving financial independence and permanent housing stability.
- Seek certification as a HUD-approved housing counseling agency to assist participants with credit worthiness counseling services and support.

- Host annual landlord symposiums to support property owners and encourage new participation in the Housing Choice Voucher Program, increasing the availability of rental units in Monterey County.

5. Uphold Fair Housing and Ensure Equitable Access

- Ensure compliance with the Fair Housing Act (FHA), the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act to protect tenant rights and guarantee accessibility to necessary accommodations.
- Conduct annual staff training on fair housing laws to ensure compliance and promote equitable housing practices.

By implementing these quantifiable goals and objectives, HACM will increase affordable housing access, enhance supportive services, and improve program efficiency, ensuring that low-income, very low-income, and extremely low-income families in Monterey County have access to safe, stable, and affordable housing over the next five years.

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.

Progress Report on Previous 5-Year Plan Goals:

The Housing Authority of the County of Monterey made substantial progress in achieving the goals outlined in its previous 5-Year Plan, focusing on expanding affordable housing opportunities, increasing program accessibility, improving service, and supporting individuals and families in need of stable housing. Over the past five years, HACM has implemented innovative initiatives, strengthened community partnerships, and enhanced housing assistance programs to better families in Monterey County. Below is a summary of key achievements.

1. Expansion of Affordable Housing Opportunities

HACM has significantly increased affordable housing by using Project-Based Vouchers in collaboration with developers and through community partnerships. The following projects have all been completed with only one project in AHAP status:

- Villa Del Monte, Seaside- 62 units
- Casanova Plaza Apartments, Monterey- 17 units
- Greenfield Commons I & II, Greenfield- 54 units (AHAP executed)
- Lightfighter Village, Marina- 17 units
- One Parkside Manor, Salinas-80 units
- Nuevo Amanecer, Pajaro- 15 units
- Alfredo Diaz Apartments, East Garrison- 15 units
- Magnolia Place Senior Apartments II, Greenfield- 32 units

2. Expanded Assistance for Vulnerable Populations

HACM has enhanced housing support for homeless individuals, veterans, foster youth, and other at-risk groups through the following initiatives:

- **HUD-VASH Program:** 324 HUD-VASH vouchers allocated to provide permanent housing for homeless veterans in partnership with the Department of Veterans Affairs.
- **Emergency Housing Voucher Program:** 269 EHV's in place, supported individuals and families transitioning from homelessness to permanent housing.
- **Foster Youth to Independence (FYI) Initiative:** The agency administers 65 FYI vouchers in collaboration with Monterey County Department of Social Services to assist former foster youth in securing stable, permanent housing.
- **Homeless Set-Aside Vouchers:** 200 housing vouchers set aside for homeless individuals and families, with in collaboration with local service providers and shelters.

3. Enhancing Housing Affordability and Program Accessibility

HACM has taken the following actions to improve affordability and increase rental market access:

- **Updated Payment Standards:** Increased voucher payment standards to 120% of Small Area Fair Market Rent (SAFMR) or 110% of HUD's 50th percentile Fair Market Rent, ensuring better access to high opportunity rental areas.

- **Implemented Housing Opportunity Through Modernization Act (HOTMA) Updates:** The agency continues to update policies and procedures to support improved operational efficiency.

4. Strengthening Program Administration and Compliance

HACM updated its software programs to improve operations, efficiency, and compliance.

- **Upgraded Digital Access for Participants and Landlords:** Expanded Yardi Rent Café system to allow online applications, recertifications, landlord account management and real time updates.

5. Community Partnerships and Landlord Engagement

HACM collaborated with community partners to expand housing opportunities.

- **Collaboration with the Continuum of Care (CoC):** Partnered with the Coalition of Homeless Services Providers to assist homeless individuals and families in securing stable affordable housing through the Emergency Housing Voucher Program.
- **Landlord Outreach Efforts:** Hosted annual landlord symposiums, increasing property owner participation in Housing Choice Voucher Program and housing opportunities in Monterey County.
- **"One of 1,000" Housing Event:** Hosted a successful three-day event in collaboration with the City of Salinas, issuing 1,006 Housing Choice Vouchers to families and individuals in need. The event brought together community agencies, service providers, and landlords to support applicants with housing resources and on-site services

6. Promoting Self-Sufficiency

HACM has worked to support participants residents with self-sufficiency programs:

- **Family Self-Sufficiency Program Expansion:** Successfully expanded the program by increasing the number of FSS coordinators, allowing for greater capacity to serve more Housing Choice Voucher participants. This expansion enhanced program outreach, provided additional resources, and strengthened participant support, leading to increased enrollment and participation in self-sufficiency initiatives.

Conclusion

Over the past five years, HACM has successfully expanded affordable housing, enhanced services for vulnerable populations, modernized program administration, and strengthened community partnerships. These efforts have led to increased housing stability, improved service efficiency, and greater access to quality affordable housing for Monterey County residents.

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.

The Housing Authority of the County of Monterey is committed to ensuring that survivors of domestic violence, dating violence, sexual assault, and stalking receive the protections and support necessary to maintain safe and stable housing. The agency ensures that all applicants and participants are informed of their rights and protections under the Violence Against Women Act (VAWA) at multiple points of their participation in its housing programs, including during application, intake appointments, and annual recertifications.

All applicants and participants are provided with detailed information about VAWA protections and confidentiality requirements. The National Domestic Violence Hotline number is made available to any individual inquiring about VAWA, along with contact information for local victim advocacy groups and service providers to connect participants with additional support. HACM ensures that no applicant is denied admission or participation in its housing programs solely based on their status as a survivor of domestic violence, dating violence, sexual assault, or stalking.

To increase awareness and accessibility, HACM posts VAWA-related information in its offices and on its website and ensures that relevant materials are readily available upon request. This includes:

- A copy of the notice of occupancy rights under VAWA (Form HUD-5380) for Housing Choice Voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking.
- A copy of Form HUD-5382, which provides certification of domestic violence, dating violence, sexual assault, or stalking, along with guidance on acceptable alternative documentation.
- A copy of HACM's Emergency Transfer Plan, ensuring participants can request immediate relocation for safety purposes.
- A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (Form HUD-5383), allowing participants to request emergency transfers while maintaining their housing assistance.

To further support participants in maintaining housing stability, HACM will ensure that VAWA protections are integrated into all notices of denial of assistance and termination of benefits. The agency upholds VAWA protections by prohibiting housing discrimination against survivors of domestic violence and by providing emergency transfers. HACM will facilitate emergency transfers in accordance with HUD's Emergency Transfer Plan, ensuring that survivors can relocate to safer housing without jeopardizing their housing assistance.

HACM remains committed to protecting the rights of participants that are survivors of domestic violence, ensuring confidentiality, and providing support to help maintain housing stability. Additionally, the agency continues to educate and train staff about VAWA protections and requirements under the law.

Over the next five years, HACM will continue expanding its efforts by continuing access to VAWA-related resources and support for applicants, participants and by maintaining partnerships with local victim support organizations, ensuring that participants can secure and retain stable housing without displacement.

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>The Housing Authority of the County of Monterey considers the following criteria for determining “Significant Amendments or Modification” to the 5-Year Plan:</p> <p>The Housing Authority of the County of Monterey defines a Significant Amendment or Modification to the 5-Year Plan as any change that substantially alters the agency’s mission, goals, objectives, or policies in a way that impacts the communities and individuals it serves. This includes modifications to admission requirements, eligibility criteria, or occupancy standards that significantly affect applicants or program participants.</p> <p>Changes in rent determination procedures, such as adjustments with financial implications for tenants, and revisions to the organization and selection of the waiting list, are also considered significant. Additionally, alterations to collaborative partnerships with organizations that provide critical supportive services, housing assistance, or funding for HACM programs fall within this definition, as do modifications to existing programs that substantially impact the availability or delivery of affordable housing services.</p> <p>Significant amendments also include shifts in financial resource allocation that could reduce or restructure housing assistance, as well as major funding reallocation that affects program operations. Furthermore, any required amendments due to changes in federal, state, or local regulations that significantly impact HACM’s policies, procedures, or operational structure are also considered significant.</p> <p>HACM remains committed to transparency and public engagement in the event of any such amendments. Proposed changes that meet these criteria will be subject to public notice, resident feedback, and approval by the HACM Board of Commissioners before implementation, in accordance with HUD regulations.</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 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> <p>***Pending***</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> <p>***Pending***</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>***Pending***</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>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.)</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> <div data-bbox="224 495 1479 533" style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal: Ensuring Fair Housing</p> </div> <div data-bbox="224 533 1479 571" style="border: 1px solid black; padding: 5px;"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </div> <div data-bbox="224 600 1479 905" style="border: 1px solid black; padding: 5px;"> <p>Affirmatively Furthering Fair Housing: The Housing Authority of the County of Monterey is dedicated to ensuring equal housing opportunities for all residents as a strategic goal. To achieve this, the Housing Authority actively implements affirmative marketing strategies to promote its housing programs, ensuring they are accessible to families with special needs and individuals with disabilities. Additionally, the Housing Authority remains committed to providing reasonable accommodations and modifications that support and promote affordable housing opportunities to disabled individuals and families so they can secure safe, affordable housing that meets their unique needs.</p> </div> <div data-bbox="224 932 1479 970" style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal: Furthering Opportunities for Participants in Higher Opportunity Areas</p> </div> <div data-bbox="224 970 1479 1008" style="border: 1px solid black; padding: 5px;"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </div> <div data-bbox="224 1037 1479 1341" style="border: 1px solid black; padding: 5px;"> <p>Enhancing Housing Choice Through Market Analysis and Payment Standards: The Housing Authority conducts an analysis of local fair market conditions within its jurisdiction to identify and address barriers faced by applicants of the Housing Choice Voucher Program. By securing approval for Success Rate Payment Standard amounts at the 50th percentile, the Housing Authority increases the ability of voucher holders to successfully secure housing. This strategic adjustment not only increases the number of participants in the program but also expands their access to higher-opportunity neighborhoods, improving their economic mobility and access to essential community resources.</p> </div> <div data-bbox="224 1369 1479 1407" style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal: Furthering Fair Housing Opportunities</p> </div> <div data-bbox="224 1407 1479 1444" style="border: 1px solid black; padding: 5px;"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </div> <div data-bbox="224 1474 1479 1843" style="border: 1px solid black; padding: 5px;"> <p>Advancing Fair Housing Through Collaboration and Community Engagement: The Housing Authority partners with entitlement jurisdictions to incorporate outreach and fair housing training opportunities into local housing strategies. Through active participation in community forums and public events, the Housing Authority promotes the Housing Choice Voucher Program and works to expand fair housing opportunities for families. This coordinated effort ensures that fair housing principles are part of community planning, it increases awareness of available housing resources, and broadens access to safe, affordable housing options for a more diverse population.</p> </div>

Fair Housing Goal: Ensuring Access to Safe and Sanitary Affordable Housing

Describe fair housing strategies and actions to achieve the goal

Expanding Housing Opportunities and Ensuring Quality Standards:

The Housing Authority’s annual and long-term objectives focus on expanding safe, affordable housing options for families, ensuring they can secure appropriately sized homes that reduce overcrowding and improve quality of life. All rental units must meet Housing Quality Standards (HQS), undergoing thorough inspections prior to moving in and at annual reviews to ensure continued compliance with safety and habitability requirements. To further support participants, the Housing Authority provides support to participants with lease negotiations with landlords and works to eliminate barriers to housing access. By excluding blighted properties from federal housing subsidies, these efforts enhance fair housing choices, promote sustainable community development, and contribute to the long-term well-being of residents and neighborhoods.

Fair Housing Goal: Improving Equitable Housing Opportunities for Participants

Describe fair housing strategies and actions to achieve the goal

Expanding Housing Choices Through Portability and Informed Decision-Making:

Housing Program Specialists play a key role in assisting families with portability and relocation, encouraging moves to neighborhoods with enhanced opportunities. During briefings, specialists provide applicants with detailed information on available units, particularly those in underutilized communities, empowering voucher holders to make informed housing choices that may offer better social amenities, stronger educational opportunities, and improved economic prospects for their families. Additionally, participants receive comprehensive guidance on fair housing rights and anti-discrimination laws, including information on how to file complaints if they experience housing discrimination. By providing families with knowledge and resources, the Housing Authority ensures they can access safe, equitable, and opportunity enhanced housing options that support long-term stability and success.