Housing Authority of the County of Monterey

FY 2020 Draft- Annual Plan and Supporting Documents
Streamlined Annual PHA Plan (HCV Only PHAs)

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

| PHA Name: Monterey County Housing Authority | PHA Code: CA033 |
| PHA Plan for Fiscal Year Beginning: 07/2020 |
| PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning): 4534 |
| 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 bearing 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 St, Salinas, CA 93907 and on the agency website at www.hamonterev.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.hamonterev.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)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
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### B. Annual Plan

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

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

- [X] De-concentration and other Policies that Govern Eligibility, Selection, and Admissions.
- [ ] Financial Resources.
- [X] Rent Determination.
- [ ] Operation and Management.
- [X] Informal Review and Hearing Procedures.
- [X] Homeownership Programs.
- [X] Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- [X] Substantial Deviation.
- [ ] Significant Amendment/Modification.

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

#### B.2 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- [X] Project Based Vouchers.

(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-based would be consistent with the PHA Plan.

The HACM continues to use project-based vouchers to assist in the development of affordable housing. We are in the planning stages of redevelopment of Parkside Manor, an existing PBV property. 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.

#### B.3 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

- [X] N/A

(b) If yes, please describe:

#### B.4 Civil Rights Certification

**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.

#### B.5 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.
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 of the 5-Year plan:

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

The Housing Authority is a High performer in the Section 8 Housing Choice Voucher (HCV) program (SEMAP score 96%). 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 been made available to RAD program properties when requested.

HACM continues its homeless set-aside voucher program and staff are working with local service providers to assist homeless families with housing and services.

HUD Strategic goal: Improve community quality of life and economic vitality.

The Housing Authority continues to monitor crime statistics and implements property safety improvements to make its housing communities safer. HACM is represented on the following County-wide Boards 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 can 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, 14 families have graduated from the FSS Program, no families have purchased a home but we do currently have 3 homeowners.

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 and disabilities. HACM remains committed to meeting reasonable accommodation or modification requests in order to provide equal opportunity to disabled families or individuals.

Housing Specialists continue to work with families to promote portability and relocation 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.
Instructions for Preparation of Form HUD-50075-HCV
Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(e))

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of 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.

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

B. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

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

Identify specifically which plan elements listed below 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.”

☐ Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction and on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

☐ De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (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 HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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 rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

☐ Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

☐ Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8 of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(h)(1)). Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(h)(iii)).

☐ 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. Should the PHA fail to define “significant amendment/modification”, HUD will consider the following to be “significant amendments or modifications”: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: Notice PHA 1999-51. (24 CFR §903.7(r)(2)(ii))

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

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” (24 CFR §903.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3 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 §903.11(c)(3), 24 CFR §903.7(p))

B.4 Civil Rights Certification. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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(a))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

B.6 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 §903.11(c)(3), 24 CFR §903.7(q)(1))

B.7 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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)

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 4.5 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.