



**5 Year Agency Plan
Fiscal Year Beginning July 2020**

**Housing Authority of the
County of Monterey**



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5 Year Agency Plan Beginning Fiscal Year July 2020

Board of Commissioners:

Kevin Healy-Board Chair
Kathleen Ballesteros-Board Vice Chair
Paul Miller-Commissioner
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Jonathon Wizard-Commissioner

Executive Director:

Jose G. Gomez

Senior Staff:

Maria Madera-Director of Housing Programs
Jose Acosta-Director of Housing Management
Darlene Sturgeon-Director of Finance

Mission Statement:

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

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A. PHA Information.

A.1 PHA Name: HOUSING AUTHORITY OF THE COUNTY OF MONTEREY

PHA Plan for Fiscal Year Beginning: JULY 2020
 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:					

B.	5-Year Plan. 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><u>Mission Statement:</u> To provide, administer and encourage quality affordable housing and related Services to eligible residents of Monterey County.</p> <p>The Housing Authority of the County of Monterey (HACM) is committed to providing affordable housing to residents of Monterey County. The HACM is committed to collaborating with residents to promote healthy communities in our cities and communities.</p> <p>The HACM is also committed to help families prosper by promoting safe and affordable housing. Our mission is to promote self-sufficiency to our families living in our communities by providing them with the tools necessary to achieve higher education and fiscal responsibility in a healthy affordable living environment.</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>The HACM's goals and objectives are the following:</p> <p>Apply for new Housing Choice Vouchers that HUD will promote in the following five years such as Mainstream, VASH, any homeownership programs as capacity and funding allows, develop partnerships with service providers that promote self-sufficiency of families and individuals and expand homeownership opportunities.</p> <p>The HACM continues its committed to maintain a SEMAP score of 100%.</p> <p>The HACM is committed to conducting regular voucher briefings and outreach efforts to landlords to increase availability of units. The HACM maintains the three regional county payment standards to further opportunity to its participants and actively incorporate Project Based Vouchers in multi -family projects to meet the housing needs of the county when funding is available.</p> <p>The HACM will continue to cultivate partnerships with service providers that increase services to the elderly and disabled and that support independence such as Interim, Central Coast Center for Independent Living and the Alliance on Aging and is committed to seeking new partnerships as they are available.</p> <p>The HACM is continuously implementing affirmative measures that ensure access to affordable housing opportunities to all protected classes and participants regardless of race, color, religion, national origin, sex, familial status and disability ensuring equal opportunity and fair housing for all participants and applicants.</p>
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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.

Since the previous 5-Year Plan the HACM has successfully transferred all Public Housing properties to a RAD platform. The agency is now exclusively a Housing Choice Voucher agency.

The HACM maintains a SEMAP score of 96%.

The HACM partners with various community service providers. The HACM continues to successfully secure a partnership with the Homeless Coalition by working to promote stable housing for the homeless community by securing 100 set aside vouchers. The HACM successfully maintained the Homeless Set-Aside Housing Choice Vouchers in partnership with the following community agencies:

- Community Human Services
- Franciscan Workers
- Housing Resource Center
- Interim Inc.
- Sun Street Centers
- Veterans Transition Center
- Access Support Network
- Central Coast Center for Independent Living
- VASH-Palo Alto VAMC

The HACM has continued to successfully administer its Family Self-Sufficiency Program with 93 current participating families, 74 of those families currently have an Escrow Account, 3 families are in the Home Ownership Program and 300 families have completed the program successfully.

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.

The HACM adheres to fair housing practices and provides fair housing referral services to clients and residents as appropriate and notifies all applicants and participants of their rights and protection under the Violence Against Women Act at the time of application, intake appointments and annual recertifications.

Applicants and participants are informed of the protection offered under the VAWA and informed of the confidentiality requirements. Additionally, the National Domestic Violence Hotline telephone number is provided to any individual inquiring about VAWA and contact information for local victim and advocacy groups or services providers.

Applicants are not denied admission or participation on the basis that the applicant is, or has been a victim of domestic violence, dating violence, sexual assault or stalking.

The HACM provides a waiting list preference for Victims of Domestic Violence in the HCV program.

HACM posts information regarding VAWA in its office and website. Information is also made readily available to anyone who requests the following:

A copy of the notice of occupancy rights under VAWA for HCV program applicants who have been or are victims of domestic violence, dating violence, sexual assault or stalking (Form HUD-5380, Exhibit 16-1).

A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking and Alternate Documentation.

A copy of the PHA's Emergency Transfer Plan.

A copy of HUD's Emergency Transfer Request for Certain Victim's of Domestic Violence, Dating Violence, Sexual Assault or Stalking (Form HUD-3583, Exhibit 16-4).

<p>B.5</p>	<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><i>Significant Amendment or Modification:</i></p> <p>The HACM interprets significant amendments or modification as changes in policies and plans that directly alter and change the HACM’s mission, goals and objectives.</p> <p>The HACM considers significant amendments and modifications as changes that have an impact on the people and communities the HACM serves, such as changes in admission requirements, changes in procedures for rent calculations that have a financial impact on its participants and changes in the organization and selection of the waiting list.</p> <p>Significant amendments or modifications are also interpreted as changes or alterations in collaborative partnerships, programs and organizations that are an integral part of the agency’s goals, activities and objectives described in the housing authority’s policies and plans and that are working in partnership to meet the housing authority’s mission.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide 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>

B.7 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.

All required Certifications by State and Local Officials will be submitted as attachments to the plan.

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

A. PHA Information 24 CFR §903.23(4)(e)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), 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. 5-Year Plan.

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)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

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))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide 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(a), 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 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 .76 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