

City of Mesa Housing Authority (MHA) – AZ005 FY19/20 Annual Plan

Attachment “A” HUD-50075-HCV

B.1 – Revision of PHA Plan Elements

Operation and Management:

Applications, Waiting List, and Tenant Selection

- Under Targeted Funding [24 CFR 982.204(e)], The City of Mesa Housing Authority Policy was updated to include: Families in the Department of Child Safety (DCS) program or youth ages 18-24 of age that have aged out of foster care. This change was made with the recent award of 28 Family Unification Program (FUP) vouchers.

Lead-based Paint

- Notice PIH 2017-13 updates were changed in the MHA Administrative Plan. The significant changes are: 1) Owner must stabilize deteriorated painted surfaces and conduct hazard reduction activities within 30 days when identified by the PHA, 2) owner must maintain covered housing without deteriorated paint if there is a child under six in the family, 3) if lead hazard are identified by the PHA, the owner must complete hazard reduction activities within 30 days and 4) the owner must notify the HUD field office and the HUD OLHCHH of the identified child's address within five business days, and 5) after notification by the owner the PHA will notify the HUD field office and the HUD OLHCHH of the child's address within five business days.

Updating Payment Standards

- Changes to payment standard amounts will be effective on January 1st of every year, or within three months of the FMR effective date, whichever is earlier.

Rent Determination:

Income Verification

- Notice PIH 2017-12 updates were changed in the MHA Administrative Plan. The changes and updates including the users responsibilities have been reviewed with housing staff.
- MHA is within the 90-120% of the current 2019 FMRs.



B.2 – New Activities

Project-Based Vouchers for VASH

- MHA will seek approval and guidance from HUD for VASH project-based voucher units for new construction, rehab current units, or existing units to increase the available housing opportunities for the VASH participants.
- MHA was awarded 28 additional Mainstream vouchers. The vouchers are designated for non-elderly disabled individuals and families who are either 1) homeless, 2) at risk of homeless, 3) institutionalized, or 4) at risk of institutionalization. Funding and leasing began on March 1, 2019.
- MHA was awarded 28 Family Unification Program (FUP) vouchers. The vouchers are designated for families working with Department of Child Safety and youth ages 18-24 years of age that have aged out of foster care.

B.6 – Progress Report

Goal: Assist the availability of affordable, decent, safe and affordable housing in the City of Mesa.

Objective – maintain the utilization of assisted vouchers or HAP subsidy at 98%-100% of available vouchers to budget authority.

MHA continues to review and project utilization for HCV, VASH and Mainstream vouchers. CY2018 utilization for all vouchers was 98.8%.

Objective – Continue to manage the HAP expenditures to confirm it is within the Annual Contributions Contract (ACC).

We spent 98% of our HAP allocation for new funding for CY2018. The balance of our allocation will roll over into HUD Held reserves which will allow us to utilize for future years when needed due to increases in rent and utilities.

Objective – Identify and collect overpayments of HAP from landlords and participants.

MHA collected approximately \$13,696 In CY18 for overpayments from landlords and participants.



Goal: Improve the quality of assisted housing.

Objective: Complete inspection on assisted units at least biennially or as deemed necessary.

City of Mesa Housing Authority conducts biennially inspections for all assisted units.

Landlord training continues on the HQS standards and requirements for assisted units which we cover the most common failed items conducting the HQS inspection.

MHA has been awarded TBRA funding to administer the Security and Utility Deposit assistance program. This program assists low-income Mesa residents with the refundable portion of the security and utility deposits. This allows more housing opportunities for voucher funding housing participants.

Objective: Outreach to recruit new property owners with units outside of the low-income poverty areas.

MHA hosted a Landlord Seminar on October 11, 2018. There were approximately 170 attendees, 6 housing authorities/providers, 5 city departments, VA, and 4 partners. Presentations included: Landlord rights and obligations, Fair Housing, VAWA, eviction process, Service Animals, ADA compliance and City of Mesa Police Tri-star Program, were made to help increase the knowledge of the HCV program and AZ Landlord Tenant Act. Over 150 landlords were personally invited to the seminar by housing staff visiting their offices, emails were sent to all MHA existing and previous landlords, to partners, to local housing authorities and many more. The Seminar was a great success.

MHA continues the outreach to retain current landlords and recruit new property owners. MHA has been awarded \$51,000 in grant funds for an Increasing Housing Opportunities in Mesa (IHOM). The activities that are included are: 1) application fees up to \$50 for homeless individuals or families, 2) utility assistance with the amount over the UAP payment paid for homeless and zero income individuals or families up to 3 months, and 3) vacancy payments to landlords that are new to the program leasing to a housing recipient and for existing landlords releasing a unit to another participant or applicant up to \$500. MHA will reapply for the grant funds again this year.

A Housing Master Plan has been conducted and the City Elected Officials have been informed that the inventory and trends of housing in Mesa clearly reflects the need



for additional affordable housing. Data collection and analysis of current Mesa housing shows some concerns: a) nearly 59% of Mesa households are considered burdened by housing costs, representing 33.7% of all households, b) approximately 38.5% of Mesa's population is classified as low-income or moderate income, c) approximately 35% of Mesa's mobile home inventory is comprised of units that are more than 38 years of age and do not meet the minimum construction standards, and d) as of September 2018, average rent increased to \$1,126, which is a 22% increase from last year when average rent was \$874.

MHA will seek approval and guidance from HUD for VASH project-based voucher units for new construction, rehab current units, or existing units to increase the available housing opportunities for the VASH participants.

Goal: Promote self-sufficiency and asset development of assisted households.

Objective: Maintain the FSS program for eligible participants.

MHA served 64 FSS families in CY2018, and currently has 48 FSS participants, with active outreach for continuing new enrollments. There were 5 FSS graduates in CY2018. The MHA FSS coordinator provides case management and encouragement for progress toward goals. Contacts and relationships are developed with existing and new community resources. FSS escrow balances are updated monthly.

Objective: Available listings of supportive services and referrals to assisted households.

MHA FSS specialist maintains connections with local resources for services to assist families in overcoming obstacles and reaching their goals. Various community event and workshop information is shared with participants via email and newsletters, as well as individual referrals for assistance, guidance, and opportunities. This may include education/training; job readiness and job search; budget, credit/debt, savings and IDAs; healthcare; childcare; transportation; homebuyer counseling, education, and downpayment assistance programs.

Goal: Ensure equal opportunity and affirmatively further fair housing.

Objective: Educate staff, landlords and participants/applicants the laws regarding to equal opportunity and fair housing.

Fair Housing is reviewed with participants and applicants annually.





MS-9870
20 East Main St., Suite 250
P.O. Box 1466
Mesa, AZ 85211-1466
Office (480) 644-3536
Fax (480) 644-2923
Office Hours: Monday-Thursday 7:00 a.m.-6:00 p.m., closed Friday

City of Mesa Housing Staff will attend Fair Housing Training in March 2019.

Fair Housing information is available on the City of Mesa Housing Authority website.

Objective: Available literature in office and website.

Fair Housing brochures, posters, and non-discrimination posters are displayed in the lobby of our office in both English, Spanish and Vietnamese. At all new admission briefings, Fair Housing is reviewed, including the process to file a complaint when they feel they are being discriminated against. City of Mesa has a dedicated webpage and phone line for Fair Housing information.

For accommodations, such as braille, large print, or translation, please contact City of Mesa Housing and Community Development at (480) 644-3536, or AzRelay 7-1-1 for those who are deaf or hard of hearing.
Si necesita información en español por favor de llamar al 480-644-3536.

