

City of Mesa Housing Authority (MHA) – AZ005 FY21/22 Annual Plan

Attachment “A” HUD-50075-HCV

B.1 – Revision of PHA Plan Elements

Financial Resources:

- MHA received COVID administrative fees for HCV and Mainstream. These funds are being used to increase technology for improved processes, increase landlord outreach, and equipment/supplies used for staff working from home.
- MHA received HUD set-aside for “per unit cost” to assist with the shortfall in CY2020 due to high market rents and increase of “per unit cost”.

Rent Determination:

- MHA adjusted payment standards to better align with the City of Mesa market rents.

Operation and Management:

- MHA has promoted a staff member to Housing Supervisor, hired a new HQS Inspector and Housing Specialist.

Informal Review and Hearing Procedures:

- MHA has made changes to how the Informal Review and Hearing is conducted. We use video or conference call technology according to what is needed for the applicant or participant to actively participate in the procedure.

B.3 – Progress Report

Fiscal Year Audit

- The fiscal year audit for FY19/20 reflects no audit fundings for the Mesa Housing Authority (MHA) voucher programs.

Goal: Ensure equal opportunity and affirmatively further fair housing

Objective: MHA staff will attend a minimum of one Fair Housing Training annually to increase their knowledge of Fair Housing Law.



- Due to COVID MHA staff was not able to attend Fair Housing Training yet this year. We will research virtual Fair Housing Training before the end of this year.

Objective: MHA will allow accessible housing units, to persons with disabilities.

- MHA allows accessible housing units when participants are moving initially or intermittently.

Objective: MHA will provide literature on Fair Housing and discrimination for Mesa residents in the Mesa Housing Office, on the MHA website, in briefing packets and will provide referrals for complaints.

- MHA provides Fair Housing literature for participants in their briefing packet, in our office and on our website.

Objective: MHA will provide reasonable accommodations to persons with disabilities so they can benefit from City of Mesa services and housing programs.

- MHA provides the reasonable accommodation process to all participants of our voucher program. We review all received reasonable accommodations. Approvals are based on the requested accommodation according to HUD regulation and MHA Administrative Plan.

Goal: *Assist with the availability of decent, safe, and affordable housing in the City of Mesa. Housing costs have increased over the last few years and additional housing opportunities are needed to serve the housing needs for low-income families and individuals.*

Objective: MHA is dedicated to conduct outreach to encourage and recruit new or previous landlords to participate in the Housing Choice Voucher (HCV) programs.

- MHA has actively been conducting landlord outreach by visiting complexes and property management offices, sent emails with information on our voucher programs, and made phone calls to potential landlords. Information about our voucher programs is listed on our website.

Objective: Provide reasonable payment standards to be able to compete with the increasing market rents.

- MHA has adjusted the payment standards for the 1-bedroom and 2-bedroom units to align with the higher market rents.

Objective: Conduct Housing Quality Standards Inspections on all assisted units prior to move-in and at least biennially or as deemed necessary.

- MHA HQS inspections are conducted prior to move-in or assistance begins.
- MHA HQS conduct biennially inspections for assisted units. Due to COVID these inspections had been postponed and we are in the process to complete them in the next few months.

Objective: MHA will provide a referral listing with available services for low-income, very-low-income and extremely-low-income individuals and families. The lists are available on the MHA website and in the MHA Housing office.

- MHA provides listing and webpage link for Social Serve for available properties for lease and landlords willing to work with MHA's voucher programs.

Goal: Administer the Section 8 Housing Choice Voucher Program according to HUD regulations and MHA policies.

Objective: Maintain the utilization of assisted vouchers or Housing Assistance Payments (HAP) subsidy at 98%-100% of available vouchers to budget authority.

- MHA's voucher utilization was at 99.7% and HAP was over 100% in CY2020. We were in a shortfall for HAP and applied and received HUD set-aside for "per unit cost".

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

- Due to the increase of market rents and "per unit costs", MHA was in a shortfall. We did recover with HUD held reserves and HUD set-aside funding.

Objective: Identify and collect overpayments of HAP from landlord and participants.

- MHA identifies and notifies participants and/or landlords of any overpayment of HAP.

Objective: Quality control of applicant and participant files will be conducted according to Section 8 Management Assessment Program (SEMAP) requirements.

- MHA conducts routine quality control of applicant and participant files according to SEMAP and PHA administrative policies.

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

Objective: MHA will promote the Family Self Sufficiency (FSS) program for eligible participants.

- FSS Specialist outreaches to participants through mail, email, and MHA newsletter. Portability, PBV, VASH and new admission families has been the recent focus.

Objective: FSS Specialist will counsel and support the FSS participants with available resources, seminars and incentives to seek self-sufficiency.

- FSS Specialist conducts contract interviews to review goal progress and analyzes the participants needs to seek self-sufficiency.

