

City of Mesa Housing Authority (MHA) – AZ005
FY17/18 Annual Plan

Attachment “A”
HUD-50075-HCV

B.1 – Revision of PHA Plan Elements

Selection Process:

- We have updated the chronically homeless preference definition for the HCV waiting list to match the new HUD definition for chronically homeless in the MHA Administrative Plan.
- We have updated the proposed process and definition for the chronically homeless preference.
- We updated the proposed process for the PBV waiting list working with the Maricopa County Regional Homeless Coordinated Entry (CD).

Permitted Reasons for Denial of Assistance:

- We have updated the use of record of arrest(s) for determining eligibility or termination of assistance.

Reporting Changes in Family Circumstances

- Updates were made on updating and making changes to the pre-application for the HCV program by using the new Applicant Portal found on our website.

Earned Income Disallowance for Person with Disabilities (EID)

- EID was updated with the new disallowance period to 24 consecutive months beginning May 9, 2016.

Rent Determination:

- We are within the 90-120% of the current 2017 FMRs.

Housing Quality Standards – Biennial Inspections

- Policy was updated regarding the change to Biennial Inspections for approved families and units.

Operation and Management: The MHA hired a new HQS Inspector, Martin Lara-Reyes after the current HQS Inspector retired in September 2016.

B.2 – New Activities

PBV HAP contract will be executed in July 2017 with La Mesita Apartments, 2254 W. Main St, Mesa, AZ 85201 for Phase III, with a total of 28 PBV. The anticipated lease-ups will begin August 1, 2017.

20 E Main St, Suite 250, P.O. Box 1466, Mesa, AZ 85211-1466
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Office Hours: Monday-Thursday 7:00 a.m. – 6:00 p.m., Fridays closed to the public.



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. VASH lease-ups were lower than anticipated due to Veteran's identified by the VA. We have been and will continue to absorb port-ins until the VASH vouchers are all leased up to keep the utilization between 98%-100%.

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

We spent 98% of the HAP subsidy disbursed in CY16

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

MHA collected approximately \$41,000 In CY16 for overpayments from landlords and participants.

B.6 – Progress Report - (cont.)

Goal: Improve the quality of assisted housing.

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

MHA continues to identify units/families that will move to biennially inspections.

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

MHA will continue the outreach to recruit new property owners. In the last 12-months we have had several owners discontinuing working with our Section 8 participants. Since the economy has gotten better it seems that they do not need to participate in our program. A Landlord Survey was conducted for current landlords, previous landlords and potential landlords.

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

Objective: Maintain the FSS program for eligible participants.

MHA served 69 FSS families in CY2016, and currently has 48 FSS participants, with active outreach for continuing new enrollments. 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 coordinator 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.

City of Mesa Housing Staff will attend futures Fair Housing Trainings.

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 and annual recertification 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.

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