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Office Hours: Monday-Thursday 7:00 a.m.-6:00 p.m., closed Friday

City of Mesa Housing Authority (MHA) – AZ005 FY18/19 Annual Plan

Attachment “A” HUD-50075-HCV

B.1 – Revision of PHA Plan Elements

Violence Against Women Act (VAWA) Requirements:

- The City of Mesa Housing Authority has prepared and implemented a VAWA policy and Emergency Move Plan. The policy is available for review in our office and on our website. VAWA information is included with all termination letters, removal and denial letters from the wait list. Several changes/updates were made in the PHA Administrative Plan related to the new VAWA requirements.

Rent Determination:

- We are within the 90-120% of the current 2018 FMRs.

Procedures for Rehearing or further Hearing

- PHA policy was updated to read: “The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of the PHA will take effect and another hearing will not be granted.”

Housing Quality Standards – Biennial Inspections

- HQS policy was updated to implement the change to Biennial Inspections.



B.2 – New Activities

Housing Quality Standards – Tablet

- We implemented the HQS Touch software on a tablet to process inspections. The tablet functions allow the inspector to see unit information, reasonable accommodation information, and the capability for tenant and/or landlord and inspectors signatures. This has been very effective process and saves the inspector time completing additional paperwork.

Project-Based Vouchers at La Mesita Phase 3

- 28 PBV applicants were screened and found eligible for the PBV at La Mesita Phase 3. All lease-ups were completed within 30-days of available units.

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. CY2017 utilization for all vouchers was 99.5%.

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

Our HAP expenses exceeded our pro-rated allocation of new funding for CY2017 and the overage was covered by reserves from prior years. The increase in expenses will help provide additional new funding for CY2018, as allocations are based on actual HAP expenses the prior year.

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

MHA collected approximately \$15,000 In CY17 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 has moved to biennially inspections for all assisted units.

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

MHA continues the outreach to retain current landlords and recruit new property owners. Research of available grant funds for an Incentive Program for landlords has been done. Waiting approval for possible funding to be used for additional activities that will encourage landlords to work with the homeless individuals and families.

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.

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

Objective: Maintain the FSS program for eligible participants.

MHA served 66 FSS families in CY2017, and currently has 50 FSS participants, with active outreach for continuing new enrollments. There were 6 FSS graduates in CY2017. 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.





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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.

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

City of Mesa Housing Staff attended the Reasonable Accommodation Training that was held at the AZ Nahro Conference in August 2017.

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.

