

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

Attachment “B” HUD-50075-HCV

B.3 – Progress Report

Fiscal Year Audit

- The fiscal year audit for FY18/19 reflects no audit fundings for the Mesa Housing Authority (MHA) voucher programs.

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

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

MHA continues to review and project utilization for HCV, VASH, Mainstream and FUP vouchers. CY2019 utilization for all vouchers was 95%.

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

MHA spent 101% of our HAP allocation for new funding for CY2019.

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

MHA collected approximately \$31,334 In CY2019 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 and education on Housing Quality Standards (HQS) and the requirements for assisted units. We review with the landlords the most common failed items during the initial and the annual inspection.



MHA receives HOME Tenant Based Rental Assistance (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.

MHA applied for the SRP-MIC grant, Increasing Housing Opportunities in Mesa (IHOM) in 2018 and 2019, which provides additional assistance with application fees, administrative costs, vacancy payments to landlords and damages costs. This program will assist homeless individuals or families that may have these roadblocks while seeking housing. It also provides incentives to current and prospective landlords to continue to work with our voucher programs.

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

MHA has a dedicated staff that is the landlord support for our housing agency. Visits to educate, recruit, and retain landlords are done on a monthly basis. The IHOM program has been introduced and we hope that this program will be an incentive to landlords.

A Housing Master Plan data analyses 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 analyses 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 to implement VASH project-based voucher units for new construction, rehab of 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 Family Self Sufficiency (FSS) program for eligible participants.

MHA served 58 FSS families in CY2019, and currently has 41 FSS participants, with active outreach for continuing new enrollments. There were 9 FSS graduates in CY2019. The MHA FSS Specialist provides case management and encouragement for progress toward goals.

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 are 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, participants and applicants the laws regarding equal opportunity and fair housing.

Fair Housing is reviewed with participants and applicants annually.

City of Mesa Housing Staff will attend Fair Housing Training annually.

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

Objective: Available literature in office and website.

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

