September 20, 2022

Board of Commissioners
Housing Authority of the County of Marin
3501 Civic Center Drive, Room 315
San Rafael, CA 94903

SUBJECT: Hearing Annual Agency Plan 2023

RECOMMENDATION: Conduct a public hearing and approve the agency plan.

SUMMARY: In accordance with U.S. Department of Housing and Urban Development ("HUD") regulations, the Marin Housing Authority (MHA) is proposing a 2023 Annual Plan Update ("Annual Plan"). The Annual Plan and the longer-term Five-Year Plan (the FY2021-2026 Plan is not part of this hearing) are guides to MHA’s policies, programs, operations, and strategies for meeting local housing needs and goals. The Annual Plan is submitted to HUD no less than annually.

To ensure public participation in the process MHA provided a 45-day public comment period which was advertised in the Marin Independent Journal in July for three consecutive weeks. MHA had the Annual Plan available at its main office at 4020 Civic Center Drive, in San Rafael, as well as on the MHA website. MHA met with the Resident Advisory Board ("RAB") on July 27 and August 18 to provide them with an overview and to answer questions. The RAB provided a written set of comments which is attached with MHA’s responses as well as additional information.

The 2023 Annual Plan proposes updates to MHA operations and activities which are summarized below and provided in more detail in the attached Annual Plan.

Inspections
- MHA has performed UPCS and housekeeping inspections of all public housing units
- Work with third party vendor to enforce HQS on HCV units

Prevent Homelessness
- Provide 134 Project-Based Vouchers in FY2023 to new supportive housing projects
- Issue all allocated Shelter Plus Care, Emergency Housing and Mainstream vouchers
- Continue to receive referrals from the County’s Coordinated Entry team

Family Self-Sufficiency and Homeownership
- Implement new Action Plan for FSS per HUD’s Final Rule
- Exceed most goals in adding new FSS participants and escrow accounts
- Provide homeownership orientations

Housing Authority of
The County of Marin
415/491-2525
(FAX) 415/472-2186
(TDD) 1-800-735-2929
www.marinhousing.org
**Improve Customer Service**
- MHA implemented virtual assistant receptionists to answer most phone calls
- Update MHA’s website to provide more information

**Revitalization in Public Housing**
- Transferring families to correct sized units
- Addressing immediate health and safety maintenance repairs
- Revitalization Working Group to provide input to the rehab revitalization plan
- Plan to submit Rehabilitation Revitalization Option
- Plan to submit Section 18 application to HUD in December 2023

**FISCAL IMPACT:** None

Sincerely,

![Kimberly Carroll](image)
Kimberly Carroll
Interim Executive Director

Attachment(s): Proposed 2023 Annual Plan Update (including Resident Advisory Board Comments and MHA Responses)
Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

(1) **High-Performing PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAs if only administering public housing.

(2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

### A. PHA Information.

#### A.1

| PHA Name: Marin Housing Authority | PHA Code: CA052 |
| PHA Type: ☒ Standard PHA ☐ Troubled PHA |
| PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2023 |
| PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) |
| Number of Public Housing (PH) Units: 496 | Number of Housing Choice Vouchers (HCVs): 2540 | Total Combined Units/Vouchers: 3036 |
| PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission |

**Availability of Information.** PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

**Copies of the PHA Plan are available at:**

1. 4020 Civic Center Drive, San Rafael, CA 94903
2. 429 Drake Ave., Marin City, CA 94965
3. MHA website at www.marinhousing.org

**☐ PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
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<td><strong>Lead PHA:</strong></td>
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B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y  ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs
Y  ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
Y  ☒ Financial Resources.
Y  ☐ Rent Determination.
Y  ☒ Operation and Management.
Y  ☒ Grievance Procedures.
Y  ☒ Homeownership Programs.
Y  ☒ Community Service and Self-Sufficiency Programs.
Y  ☒ Safety and Crime Prevention.
Y  ☐ Pet Policy.
Y  ☒ Asset Management.
Y  ☒ Substantial Deviation.
Y  ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

The new Final Rule was recently published for the FSS program and we are updating our Action Plan to adopt the changes. We will bring non-regulatory proposed changes to RAB and the Action Plan will then go to the BOC for approval and then to HUD for final approval.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y  ☒ Hope VI or Choice Neighborhoods.
Y  ☐ Mixed Finance Modernization or Development.
Y  ☐ Demolition and/or Disposition.
Y  ☐ Designated Housing for Elderly and/or Disabled Families.
Y  ☐ Conversion of Public Housing to Tenant-Based Assistance.
Y  ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
Y  ☐ Occupancy by Over-Income Families.
Y  ☐ Occupancy by Police Officers.
Y  ☐ Non-Smoking Policies.
Y  ☐ Project-Based Vouchers.
Y  ☐ Units with Approved Vacancies for Modernization.
Y  ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

MHA, the Golden Gate Village Resident Council, and HUD recognize that Golden Gate Village, CA52000001, is well past financial viability in the Public Housing Program. Aside from nearly $70 million in deferred maintenance, seeking to operate based on the $700 PUM is resulting in continued decline in the facility and resident safety and satisfaction. Golden Gate Village listing on the historical registry increases costs to maintain the physical structure and topography in line with Section 106. MHA intends to apply under Section 18 of the 1937 Act, and complete the separate disposition approval process, and apply for tax credits.

MHA expects three new PBV properties in this fiscal year. There will be an additional 66 units in San Rafael, 43 units in Larkspur, and 25 units in Marin City. This is consistent with the Plan goals to issue RFPs for PBV properties, to prevent homelessness, and to provide new units to which overhoused tenants can transfer.
Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

**Goal: Fully Utilize Section 8 and Public Housing Programs**

*Objective: Achieve and maintain 98% lease-up rate in Public Housing program.*

*Progress: MHA’s Public Housing program currently has a 95% occupancy rate. Our vacancy is high in PH as we are working on our strategy to correct overhousing, etc.*

*Objective: Achieve 98% utilization of funding or vouchers leased for Housing Choice Voucher Program (HCV).*

*Progress: Current HCV utilization is 99%*

*Objective: Assist 125 Section 8 Voucher holders per year to locate and successfully lease affordable housing.*

*Progress: MHA was able to house over 172 HCV families during this period. The LPP assisted in bringing on 91 new landlords and increased the families’ success in locating new homes. MHA continues to partner with local agencies and experts to provide resources to landlords.*

*Objective: Turn over 100% of all vacant Public Housing units within 20 days of the vacate date.*

*Progress: Due to continued decline of unit conditions, COVID19 related staff shortages, and the higher costs of trade labor, materials and supplies, this objective was not met during the reporting period. MHA will be working with third party vendors going forward in addition to staff to meet this objective in FY 2023.*

**Goal: Preserve Existing Affordable Housing Stock**

*Objective: Perform UPCS inspections on 100% of public housing units.*

*Progress: Inspections of all public housing units have been done—UPCS and housekeeping-UPCS inspections will continue to be completed annually and housekeeping will be done more frequently for units that present concerns. Accomplished!*

*Objective: Ensure units under HCV program meet HUD’s Housing Quality Standards (HQS) and there is proper enforcement.*

*Progress: MHA and Nan McKay (third party vendor) perform HQS inspections and enforce HQS regulations by monitoring failed units and working with landlords when a unit goes into abatement. Accomplished!*

*Objective: Work with residents, various agencies, and law enforcement to investigate and implement measures to improve public security through community involvement.*
Progress: During the reporting period, the MCSO enforced the parking ordinance, responded to resident and staff calls for service, provided reports on special requests and daily reporting logs, and coordinated with MHA on VAWA cases.

Objective: Perform 40 housing quality control inspections annually using the HQS requirements. Perform housing quality inspections annually using the HQS standards on 100% of units leased through the Section 8 Program.

Progress: MHA achieved the goal for the past year, notwithstanding COVID 19 related complications.

Goal: Prevent Homelessness

Objective: Provide Shelter Plus Care subsidies to 70 formerly homeless individuals with severe psychiatric disabilities. Continue to provide supportive services to 100 formerly homeless participants in maintaining their housing.

Progress: There were 89 individuals who were served during this reporting period using S+C voucher which includes 93 homeless individuals who suffers from mental illness or substance use, and their children. Supportive services were provided to 105 individuals during this reporting period.

In 2017, Marin Housing Authority launched the Coordinated Entry program which prioritizes homeless individuals to provide diversion services and supportive housing. Since 2017, Marin County has housed over 500 individuals experiencing homelessness through the Coordinated Entry system. While MHA no longer manages the Coordinated Entry program, we maintain our commitment to providing resources for individuals and families experiencing homelessness.

MHA has been allocated 117 Emergency Housing Vouchers and 177 Mainstream vouchers.

Objective: Issue a new Request for Proposals for project-based Section 8 units for existing rehab properties.

Progress: MHA received proposals to make existing units for PBV units through the HCV program. The units were approved by the Board of Commissioners and new HAP contracts were executed.

Objective: Provide permanent affordable housing to new Public Housing households annually.

Progress: Since March 2022 MHA has not pulled applicants from our waiting list due to our revitalization rehabilitation efforts to address over/under housing, but we intend to do so if vacancies cannot be filled with transferred residents.

Objective: Continue to provide rental assistance to 11 individuals with HIV and AIDS through HOPWA each year.

Progress: This goal was met in 2021-2022, 12 households were served consisting of 12 people.
Objective: Provide rental assistance and support services to 72 formerly homeless veterans in cooperation with the Veterans Administration.

Progress: Currently we are working with the Coordinated Entry team to utilize all 72 vouchers by the end of 2022.

Goal: Promote Homeownership Opportunities

Objective: Maintain and add to current portfolio of homes for low and moderate-income first-time homebuyers through the Below Market Rate (BMR) Homeownership Program. Add new properties as developments are planned and built within each local jurisdiction; market and re-sell existing BMR units to eligible households when offered for re-sale; sell homes to 50 new first-time homebuyers during the five-year period.

Progress: During the fiscal year 2021-2022, there were six resales of existing BMR units, including three BMR homes purchased by veterans. COVID 19 greatly diminished the number of resales in the BMR program during this time period.

During the last fiscal year, quarterly First Time Homebuyer Workshops were presented in collaboration with Fair Housing Advocates of Northern California, in both English and Spanish via Zoom.

During 2020-2022, MHA purchased five BMR units. These units were rehabilitated and resold to lower-income first time homebuyers through the BMR program.

During FY 2020-2022, Marin Housing completed Below Market Rate developer agreements for two developments in Marin County, one development in Mill Valley and one development in San Rafael. In addition, MHA provided information on the BMR program and BMR sales price calculations for numerous potential projects.

MHA provided Cal Home down payment assistance to six households in 2020-2022. MHA is the only Cal Home provider in Marin County. Marin Housing developed a new down payment assistance program for households living or working in Marin City. These funds can be used to purchase a home anywhere in Marin County. In 2022, MHA provided down payment assistance for a Marin City resident to purchase a non-BMR unit.

Objective: Provide Section 8 Homeownership Vouchers and assist up to two participants in purchasing a home over the five-year period. Continue to collaborate with Habitat for Humanity and North Bay Family Homes to create additional opportunities for first time homebuyers.

Progress: This goal has been met. There have been six households since 2020 that have been able to purchase a home through the HCV Homeownership Program. Four of these purchases took place in conjunction with the MHA BMR Program. In addition, these four households received Cal Home down payment assistance. One of the households was an FSS client that moved outside the County and was able to return to Marin to buy a home. Another household was able to transfer from a Project based voucher to the FSS program and into homeownership.
New Cal Home Grant was awarded as of May 2022 of $2.5M to assist 21 homeowners with owner occupied rehabilitation or to create a ADU. The goal is 10 for year 1 and 11 year 2 of the multiple year grant.

Goal: Apply for additional rental vouchers if HUD announces a NOFA or other new programs

Objective: Review HUD’s announcements for funding that are available for PHAs, prepare and submit requests where appropriate.

Progress: This goal has been met. MHA has applied for additional HCV vouchers, Mainstream vouchers, EHV vouchers, VASH and ROSS funding, and Capital Fund for Public Housing repairs.

Goal: Increase Access to Housing Opportunities by Increasing Tenant Incomes

Objective: 5 Year: Increase access to housing opportunities by assisting 125 public housing residents and Section 8 participants annually to achieve contracted goals through FSS.

Progress: This goal has been met. In 2021, 143 families were served through the FSS Program. For the reporting period ending 5/31/22, a total of 147 families have been served from both PH and HCV. The numbers reflect FSS participants who are active as well as those who have graduated or left the program during the reporting period.

Objective: 5 Year: In the FSS program 25% of participants will establish escrow accounts, 25% will enroll in financial management counseling (with 80% completion targeted), 25% will enroll in job training (with 80% completion target), and 75% of participants will enroll in employment counseling and half will secure fulltime employment.

Progress: This goal has largely been met. In 2021-2022: 24 Escrow accounts established; 39 households engaged in some type of financial management counseling; 30 participants secured new employment; 54 FSS participants maintained employment for over one year.

Objective: The FSS Program will successfully graduate 8% of program participants (both Section 8 and PH) per year with cash welfare eliminated, earned income for at least the previous 12 months, and an escrow balance.

Progress: This goal has been met. In 2021, a total of 12 participants graduated from the FSS Program. As of the reporting period (5/31/22), a total of 5 have graduated this year.

Objective: Conduct targeted outreach to all new participants and others in the program regarding homeownership opportunities (15 households a year).

Progress: This goal has been met. In 2021-2022, there were 21 HCV Homeownership Orientations were provided to FSS Participants and others. There were 30 FSS Participants who were provided information for the BMR Program.
Objective: Continue to increase the number of new participants by an average of 10 per year to a total of at least 50 new participants between PH and Section 8 FSS Programs.

Progress: This goal has been met. In 2021, there were a total of 23 new FSS Participants. As of this reporting period (5/31/22) there are 7 new FSS Participants.

Objective: Public Housing FSS will have 6 new households per year establish escrow accounts.

Progress: This goal has been met. In 2021-2022, 7 new accounts were established for PH FSS Participants (for the reporting period)

Objective: Section 8 FSS will have 10 new households per year establish escrow accounts.

Progress: This goal has been met. In 2021-2022, 17 new accounts were established for HCV FSS participants. (For the reporting period)

Goal: Demystify Services through Enhanced Communication

Objective: Provide engaging and informative briefings to all new Section 8 Voucher holders. Briefings will include section on housing search, credit and rental history resume.

Progress: The briefing was altered in 2019 to provide additional information and be more interactive with the clients. Briefings are conducted via Zoom, over the phone and in person. We also have a housing locator that helps to prepare families for their search.

Objective: Solicit input from residents as to what procedures or practices are perceived to be confusing and/or burdensome in order to assist in prioritizing areas that would most benefit from improved systems.

Progress: This goal continues to be accomplished through the RAB and GGVRC. RAB meetings are held monthly to keep lines of communication open with participants and staff. MHA management staff attends the GGVRC monthly meetings.

Objective: Sponsor and/or participate in least 2 Elderly/Disabled resident meetings at each complex.

Progress: This goal is in progress but was delayed due to COVID 19 social distancing requirements.

Goal: Concentrate on efforts to improve specific management functions

Objective: Explore methods of automating routine tasks through our client software and payroll systems.

Progress: MHA continues to work toward a paperless workplace using Yardi and Smartsheet software and other technology.

Objective: Increase the efficiency of the management functions for both Public Housing and Section 8 Voucher programs. Through the regular use of tools for statistical measurements and
monitoring work functions to ensure high quality and quantity of work. Increase staff communication to resolve problems quickly and efficiently.

Progress: New managers were hired during the reporting period for both Public Housing and the HCV program.

Public Housing management implemented equitable work assignments by rotating staff, improving communication, and collaborating with the community on maintenance projects and right-sizing unit transfers.

The HCV program continues to have staff meetings on a weekly basis where the team discusses processes and any issues and improvements. The HCV Program Manager encourages open communication and input from the team.

Goal: Streamline External Procedures

Objective: Continue to increase the availability of forms and information to MHA’s landlords using the website. Improve and simplify procedures and systems for interfacing with Section 8 landlords and utilize MHA’s website to provide information to landlords, including downloadable forms. The MHA hotline provides landlords with a tool to advertise for tenants.

Progress: MHA’s conversion to Yardi Voyager provided significant improvements to our landlords’ ability to interact with the Housing Authority online. That accessibility continues and was enhanced with the addition of an email address dedicated to landlords.

Objective: Implement an interactive web-based system. Place the interim reporting form on the website in such a way that it will become interactive and the residents/participants can access the form from the web site.

Progress: The MHA website has useful information, forms, pamphlets, videos, and links for landlords and clients. There is also a landlord portal where landlords are able to access important data.

Objective: Improve the quality of customer service by using the phone tree, thereby providing the receptionist more time to provide “face to face” interaction with our visiting clientele. Also by providing a more customer-friendly experience with the phone tree that enables callers to quickly make contact with MHA staff by phone or voicemail. Return calls within 24 hours.

Progress: This goal has been met by MHA implementing a virtual assistant receptionists that are able to answer 95% of the calls versus going to voicemail.

Objective: Provide translation services to Limited English Persons through telephonic translators and provide critical documents in Spanish and Vietnamese.

Progress: MHA continues to provide translation services through Language Link and employees within the agency who speak multiple languages.

Goal: Continue to Build Collaborations with Other Agencies, Local Jurisdictions and the Private Sector
Objective: Identify key resources and barriers to affordable housing opportunities and develop a strategy for engaging the participation of new landlords and retaining partnerships with existing landlords. Develop a formalized collaborative of stakeholders, including Section 8 landlords, other property managers, commercial realtors, housing non-profit providers, local governments, program participants and MHA.

Progress: MHA continues to send newsletters, attend conferences and outreach to landlords.

Objective: Continue collaborations with Marin Abused Women Services, CalWorks, H&HS, Golden Gate Regional Centers and the Veterans Administration to provide affordable housing for specific populations with critical housing needs.

Progress: In process and ongoing. MHA staff continues to work with providers to assist specific populations including chronically homeless individuals, mentally ill individuals, and veterans to find affordable housing opportunities.

Objective: Continue participation and leadership in the Marin Partnership to End Homelessness, Homeless Policy Steering Committee, and countywide efforts to end homelessness.

Progress: MHA works in collaboration with a team of Community Based Organizations and the County of Marin to address homelessness in Marin with a goal to reduce chronic homelessness in Marin County by May 2024. MHA sits on the Homeless Policy Steering Committee as a voting member and participates in additional countywide efforts to address and end homelessness.

Goal: Access additional resources for new affordable housing developments and for the rehabilitation/modernization of existing MHA housing stock

Objective: Continue the process to exploring new resources for the acquisition and/or development of affordable housing and the rehabilitation and/or modernization of existing MHA housing stock to serve extremely low to moderate income households. Create partnerships with for-profit developers and jurisdictions to create more affordable housing options for working people. Access new and innovative sources for development of affordable housing and ways to rehab and modernize MHA's existing housing stock.

Progress: Another strategy for the development of affordable housing units, albeit on a small scale, is the creation of second units, whether Accessory Dwelling Units (ADU’s) or Junior Accessory Dwelling Units (JADU’s).

Goal: Explore ways to improve energy efficiency for public housing

Objective: Utilize the new Green Energy Efficiency Grant from HUD Stimulus award to educate residents in conservation efforts. Access, plan and implement energy efficiency improvements throughout Marin Housing’s apartment communities and central office. Review resident-based utility payments and increase tenant participation in determining resident contributions toward utilities. Explore additional funding sources for moderate renovations to increase energy efficiency and conservation as well as environmental quality improvements. Examples include
achieving significant reduction in utility consumption through the implementation of water conservation measures, lighting retrofits, selective heating boiler and domestic hot boiler replacements, refrigerators, stoves, and setback thermostats as part of a holistic effort to reduce energy and water consumption throughout MHA's communities. The goal will be to decrease the utility costs for the properties and Residents and Marin Housing to insure sustainability of the public housing program under asset management.

**Progress: MHA continues to pursue energy efficiency upgrades in its capital planning process.**

**Goal: Undertake efforts to increase accessibility throughout Marin Housing**

**Objective:** Continue to identify barriers to accessibility and make improvements to increase Uniform Federal Accessibility Standards (UFAS) at residential units as well as identify efforts to increase accessibility standards at all Marin Housing sites including the Marin Housing Central Office.

**Progress: MHA continues to identify opportunities to increase the accessibility at all Marin Housing sites during the capital planning processes.**

**Goal: Conduct community meetings and trainings to present increased economic opportunities for low-income residents**

**Objective:** Conduct community meetings to present job trainings in collaboration with other economic development organizations to expand access to and increase employment opportunities for low-income residents and qualified minority or small business concerns in general construction trades including carpenters, laborers, electricians, plumbers, and mechanical trades.

**Progress: MHA currently has one temporary position in Golden Gate Village filled by a resident.**

**Objective:** Thirty percent of all new hires annually will be Section 3 residents. MHA will announce job openings to our participants through mailings, newsletters and case managers to increase resident employment opportunities.

**Progress: MHA met the goal of at least 30% of new hires to be Section 3 in 2021. We announce job recruitments through mailing to tenants, email blasts to clients, and through case managers to increase resident employment opportunities.**

**Goal: Revitalization in Public Housing**

**Objective:** MHA to propose a preferred revitalization option that is rehabilitation only ("Rehabilitation Revitalization Option").

**Progress: Accomplished**

**Objective:** Prior to rehabilitation, MHA will continue to maintain the units at GGV using operational and capital funding and responding to work orders.
Progress: In progress

Objective: MHA to review options to begin immediate maintenance and repairs to address resident concerns.

Progress: MHA has been working to perform inspections, create work orders and complete maintenance items to address known and discovered issues in units. Bids from vendors have been requested to accomplish larger projects. In progress.

Objective: Revitalize Golden Gate Village and complete the Sec. 18 application to obtain funding for long-term preservation.

Progress: MHA has initiated unit transfers for overhoused families at Golden Gate Village in preparation for future funding programs and applications.

Objective: Comply with HUD guidelines and implement strategies to rehouse current tenant families in appropriately sized units based on family size to address overhousing.

Progress: MHA has performed interim reexams to correct family composition in current units, has conducted transfers to vacant units to right-size individuals and families, has instituted a Section 8 waiting list preference to allow overhoused individuals to voluntarily obtain a voucher, and has sought and received proposals for new construction of a PBV development to which individuals can transfer.

Objective: Reduce the number of overhoused units from 84 to 60 by January 2023. Then reduce to 40 by June 2023. Reduce to 0 by December 2023 (may include planned moves to new construction PBV units).

Progress: Plan is to transfer 25 households in 2022 within the AMP 1 complex, to AMP 2 complexes, or to Section 8. The new Section 8 waiting list preference was approved by the Board and the waiting list opened for just that new preference in July 2022. If vouchers are available, MHA will issue up to 10 vouchers per month until the number of eligible applicants for this preference have been transferred.

Objective: Create a tracking log to monitor the number of households as they become correctly housed. The data will reflect the change information when the unit is moved from overhoused to correctly housed status.

Progress: Log has been created. In progress.

Objective: Conduct repairs as units become vacant, such as removal of damaged fixtures, repair plumbing and electrical issues, repair damaged windows and doors, kitchen cabinets, sinks and countertops as needed, pest seal interior and exterior, interior painting, detailed cleaning and lock changes.

Progress: In progress

Objective: Address health and safety issues at GGV as identified by REAC inspection, such as uneven pavement, electrical breakers, doors and peeling paint.
Progress: Accomplished

Objective: MHA will look into energy performance contract for AMP 2 properties.

Progress: In progress

Objective: Convene a Revitalization Working Group (RWG) made up of a diverse set of local Marin County stakeholders including the Golden Gate Village Resident Council to meet at least two times per month to advise and comment on several aspects of the Rehabilitation Revitalization Option.

Progress: Accomplished. The group has met weekly beginning in May 2022 to discuss topics such as strategies to address overhoused residents and rehabilitation scope of work.

Objective: Submit Overhousing Solutions Workplan in September 2022 to HUD.

Progress: TBD

Objective: After the RWG process, MHA staff will finalize the Rehabilitation Revitalization Option and submit it to the Board in October 2022, which is expected to choose the Rehabilitation Revitalization Option as the preferred revitalization option to go into the Environmental Review process, including the historic preservation Section 106 review process.

Progress: TBD

Objective: Submit preapplication to Marin County, specifying any construction improvements, phasing, parking, and any landscape/open space features in November 2022.

Progress: TBD

Objective: MHA Board authorizes creation of Request for Qualifications ("RFQ") for developer partner for Rehabilitation Revitalization Option in November 2022.

Progress: TBD

Objective: Correctly house 100% of residents before submitting Section 18 application in December 2023.

Progress: TBD

Objective: Submit Section 18 application to HUD in December 2023. CEQA/NEPA must be approved prior to submission

Progress: TBD
B.4  **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

Please see attached HUD approved 5-Year Action Plan (HUD-50075.2) approved by HUD on June 30, 2021.

B.5  **Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

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(b) If yes, please describe:

During testing for SEMAP (Section 8 Management Assessment Program) reporting, a weakness was recognized in controls over units which failed inspections more than once. Follow-up on these units with multiple failed inspections did not occur. This deficiency included units failing inspections for life threatening deficiencies.

Due to COVID19 inspections were halted in March 2020, then HUD issued HQS waivers in April 2020 that allowed for self-certification regarding the correction of deficiencies. When HQS inspections resumed all previously failed units were inspected and controls put into place for better tracking and follow-up for future failed inspections.

C.  **Other Document and/or Certification Requirements.**

C.1  **Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) have comments to the PHA Plan?

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</table>

Comments and responses will be attached.

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2  **Certification by State or Local Officials.**

*Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan,* must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3  **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**

*Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4  **Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

(a) Did the public challenge any elements of the Plan?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
</tr>
</thead>
</table>

If yes, include Challenged Elements.

See attached C.4. Challenged Elements document
C.5 Troubled PHA.
(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y  N  N/A
☐  ☐  ☑

(b) If yes, please describe:

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<table>
<thead>
<tr>
<th>Fair Housing Goal:</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Describe fair housing strategies and actions to achieve the goal</em></td>
</tr>
</tbody>
</table>

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<tbody>
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</table>

<table>
<thead>
<tr>
<th>Fair Housing Goal:</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Describe fair housing strategies and actions to achieve the goal</em></td>
</tr>
</tbody>
</table>
Instructions for Preparation of Form HUD-50075-ST
Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(d)(1)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

- Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☐ Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction on or the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, plan information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction on or the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i))

Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ Safety and Crime Prevention (V-WA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the
coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(ri)(2)(ii))

☐ Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ HOPE VI or Choice Neighborhoods. 1) A description of any housing (including project number [if known] and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 , (Notice PIH 2011-47)

☐ Mixed Finance Modernization or Development. 1) A description of any housing (including project number [if known] and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfdpl4

☐ Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses], and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and 2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm , (24 CFR §903.7(b))

☐ Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(c))

☐ Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm , (24 CFR §903.7(i))

☐ Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: Notice PIH 2012-22 REV-3, successor RAD Implementation Notices, and other RAD Notices.

☐ Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: 1) There are eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PIH 2011-7. (24 CFR §903.7(b))
☐ Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PHH 2011-7. (24 CFR §900.505) (24 CFR §903.7(b))

☐ Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: Notice PHH 2009-21 and Notice PHH 2017-03. (24 CFR §903.7(e))

☐ Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 571.41 and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b)).

☐ Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §900.145(a)(1).

☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(e)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XXXX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed. Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, as specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations impediments to fair housing choice within those programs, addresses those impediments in a reasonable fashion in view of the resources available, works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)
D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing ….” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant — whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction — and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
### Part I: Summary

<table>
<thead>
<tr>
<th>PHA Name</th>
<th>Locality (City/County &amp; State)</th>
<th>Original 5-Year Plan</th>
<th>Revised 5-Year Plan (Revision No:)</th>
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<tr>
<td>HOUSING AUTHORITY OF COUNTY OF MARIN</td>
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<td></td>
<td></td>
</tr>
<tr>
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<table>
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<tr>
<th>Development Number and Name</th>
<th>Work Statement for Year 1 2021</th>
<th>Work Statement for Year 2 2022</th>
<th>Work Statement for Year 3 2023</th>
<th>Work Statement for Year 4 2024</th>
<th>Work Statement for Year 5 2025</th>
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<td>$270,808.00</td>
<td>$35,000.03</td>
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ID0007</td>
<td>A/E, Historic Consultation, Capital Project Consulting &amp; Other Fees &amp; Costs (Contract Administration (1480)-Other Fees and Costs)</td>
<td>Architecture, engineering and planning services, legal and land use surveys, tests, inspections and permit costs, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible development related consulting services.</td>
<td></td>
<td>$70,000.00</td>
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<tr>
<td>ID0013</td>
<td>Electrical Improvements (Dwelling Unit-Site Work (1480)-Electric Distribution)</td>
<td>Repair or replace electrical panels, wiring, breakers and hard wired lighting fixtures.</td>
<td></td>
<td>$117,529.00</td>
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<tr>
<td>ID0001</td>
<td>A/E, Historic Consultation, Capital Project Consulting &amp; Other Fees &amp; Costs (Contract Administration (1480)-Other Fees and Costs)</td>
<td>Architecture, engineering and planning services, legal and land use surveys, tests, inspections and permit costs, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible development related consulting services.</td>
<td></td>
<td>$46,192.00</td>
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<tr>
<td>ID0005</td>
<td>Electrical Improvements (Dwelling Unit-Site Work (1480)-Electric Distribution)</td>
<td>Repair or replace electrical panels, wiring, breakers and hard wired lighting fixtures.</td>
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<td>$40,985.94</td>
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<td>ID0031</td>
<td>Site Work (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc., Dwelling Unit-Exterior (1480)-Building Shingles, Dwelling Unit-Exterior (1480)-Canopies, Dwelling Unit-Exterior (1480)-Carports, Surface Garages, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells, Fire Escapes, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Mail Facilities, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes, Dwelling Unit-Exterior (1480)-Tuck-Pointing, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Exterior (1480)-Appliances, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Parking Area, Dwelling Unit-Site Work (1480)-Utility Connections, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling</td>
<td>Envelope Repairs, Fence Repairs, Concrete Repairs, painting, roof repairs, landscape repairs, Window Repairs Replacements</td>
<td></td>
<td>$258,000.00</td>
</tr>
</tbody>
</table>

Form HUD-50075.2(4/2008)
### Part II: Supporting Pages - Physical Needs Work Statements (s)

<table>
<thead>
<tr>
<th>Work Statement for Year</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
<th>Estimated Cost</th>
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<tbody>
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<td>2021</td>
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<th>Quantity</th>
<th>Estimated Cost</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Authority-Wide (NAWASD)</td>
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<td>Administrative Costs (1410)-Salaries</td>
<td>Salaries and benefit contributions for technical and non-technical staff responsible for the planning and administration of the capital fund and eligible resident participation costs.</td>
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Form HUD-50075.2(4/2008)
## Part II: Supporting Pages - Physical Needs Work Statements (s)

### Work Statement for Year 1

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<td>Management Improvement - Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements</td>
<td>Management improvements such as management and staff training in operations and procedures, improvements to management, financial and accounting control systems, computer system upgrades to improve the operation and management of public housing and promote energy conservation.</td>
<td></td>
<td>$134,813.00</td>
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<tr>
<td></td>
<td>KRUGER FINES (CA4520000002)</td>
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<td>$276,175.86</td>
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<tr>
<td>ID0012</td>
<td>Windows(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)</td>
<td>Windows</td>
<td></td>
<td>$55,002.00</td>
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<tr>
<td>ID0006</td>
<td>Site Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Structural, Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)</td>
<td>Concrete and flatwork repairs for Casa Nova and Golden Hinde/Envelope Repairs (Complete) Windows Roof Fencing siding</td>
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<td>$140,702.16</td>
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<tr>
<td>ID0024</td>
<td>Envelope Repairs(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)</td>
<td>Dry Rot and Decking Repairs at HT</td>
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<tr>
<td></td>
<td><strong>KRUGER PINES (CA0526000003)</strong></td>
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<tr>
<td></td>
<td><strong>ID0010</strong> Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Lighting)**</td>
<td>Concrete and flatwork repairs for and VDHT Envelope Repairs/Windows/Fencing/Siding/Roof Repair and replacement.</td>
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<td>$270,808.00</td>
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<tr>
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<td><strong>ID0016</strong> Envelope Repairs(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Windows)**</td>
<td>Repair and rehabilitation of Homestead Terrace and/or Veneta Oaks envelope. Force Account labor may be leveraged for this project.</td>
<td></td>
<td>$50,000.00</td>
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<tr>
<td></td>
<td><strong>AUTHORITY-WIDE (NAWASD)</strong></td>
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<td><strong>ID0019</strong> Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)**</td>
<td>Management improvements such as management and staff training in operations and procedures, improvements to management, financial and accounting control systems, computer system upgrades to improve the operation and management of public housing and promote energy conservation.</td>
<td></td>
<td>$87,311.00</td>
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<tr>
<td></td>
<td><strong>Subtotal of Estimated Cost</strong></td>
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## Part II: Supporting Pages - Physical Needs Work Statements(s)

### Work Statement for Year 3 2023

<table>
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<tr>
<th>Identifier</th>
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<tbody>
<tr>
<td></td>
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<td>$431,622.00</td>
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<tr>
<td>ID0011</td>
<td>Administrative Costs (Administration (1410)-Salaries)</td>
<td>Salaries and benefit contributions for technical and non-technical staff responsible for the planning and administration of the capital fund and eligible resident participation costs.</td>
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<td>Management Improvements (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)</td>
<td>Management improvements such as management and staff training in operations and procedures, improvements to management, financial and accounting control systems, computer system upgrades to improve the operation and management of public housing and promote energy conservation.</td>
<td></td>
<td>$87,311.00</td>
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<tr>
<td>ID0022</td>
<td>Appliance (Non-Dwelling Interior (1480)-Appliances)</td>
<td>AMP 2 Appliance replacements</td>
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<td>$35,000.03</td>
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<tr>
<td></td>
<td>GOLDEN GATE VILLAGE (CA052000001)</td>
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<td>$206,496.97</td>
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

### Work Statement for Year 3

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<th>Identifier</th>
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</tr>
</thead>
<tbody>
<tr>
<td>ID0023</td>
<td>A/E, Historic Consultation, Capital Project Consulting &amp; Other Fees &amp; Costs (Contract Administration (1480)-Other Fees and Costs)</td>
<td>Architecture, engineering and planning services, legal and land use surveys, tests, inspections and permit costs, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible development related consulting services.</td>
<td></td>
<td>$59,696.00</td>
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<tr>
<td>ID0025</td>
<td>Sewer Lateral (Non-Dwelling Site Work (1480)-Storm Drainage)</td>
<td>Replacement of Sewer Laterals as needed.</td>
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<td>Subtotal of Estimated Cost</td>
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### Part II: Supporting Pages - Physical Needs Work Statements (s)

#### Work Statement for Year 4 2024

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<tr>
<td>ID0026</td>
<td>AUTHORITY-WIDE (NAWASD)</td>
<td>Management improvements such as management and staff training in operations and procedures, improvements to management, financial and accounting control systems, computer system upgrades to improve the operation and management of public housing and promote energy conservation.</td>
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<td>Administrative Cost (Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)</td>
<td>Salaries and benefit contributions for technical and non-technical staff responsible for the planning and administration of the capital fund and eligible resident participation costs</td>
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<tr>
<td>ID0029</td>
<td>KRUGER PINES (CA052000002)</td>
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<td>ID0029</td>
<td>Site Work (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Fence Painting, Non-Dwelling Site Work (1480)-Lighting)</td>
<td>Drainage restoration at K.P.</td>
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<td>GOLDEN GATE VILLAGE (CA052000001)</td>
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### Part II: Supporting Pages - Physical Needs Work Statements (s)

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<th>Estimated Cost</th>
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<tbody>
<tr>
<td>ID0030</td>
<td>A/E, Historic Consultation, Capital Project Consulting &amp; Other Fees &amp; Costs (Contract Administration (1480)-Other Fees and Costs)</td>
<td>Architecture, engineering and planning services, legal and land use surveys, tests, inspections and permit costs, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible development related consulting services.</td>
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<td>$137,104.94</td>
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<td>Irrigation Repairs (Non-Dwelling Exterior (1480)-Other, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Siding, Non-Dwelling Exterior (1480)-Soffits, Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes, Non-Dwelling Exterior (1480)-Tuck Pointing, Non-Dwelling Exterior (1480)-Windows)</td>
<td>Property Wide Irrigation repairs.</td>
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<td>$79,392.05</td>
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<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
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## Part III: Supporting Pages - Management Needs Work Statements (s)

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<tr>
<td>General Description of Major Work Categories</td>
<td>Estimated Cost</td>
<td></td>
</tr>
<tr>
<td>Housing Authority Wide</td>
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<td></td>
</tr>
<tr>
<td>Administrative Costs(Administration (1410)-Salaries)</td>
<td>$134,813.00</td>
<td></td>
</tr>
<tr>
<td>Transfer to Operations (Operations (1406))</td>
<td>$269,627.20</td>
<td></td>
</tr>
<tr>
<td>Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)</td>
<td>$134,813.00</td>
<td></td>
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<tr>
<td>Subtotal of Estimated Cost</td>
<td>$539,253.20</td>
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### Part III: Supporting Pages - Management Needs Work Statements (s)

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<th>General Description of Major Work Categories</th>
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<td>Housing Authority Wide</td>
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<tr>
<td>Transfer to Operations (Operations (1406))</td>
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<td>$257,000.00</td>
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<td>Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)</td>
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### Part III: Supporting Pages - Management Needs Work Statements (s)

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<td>General Description of Major Work Categories</td>
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<td>Housing Authority Wide</td>
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<tr>
<td>Administrative Costs (Administration (1410)-Salaries)</td>
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<td>Transfer to Operations (Operations (1406))</td>
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<td>Management Improvements (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)</td>
<td></td>
<td>$87,311.00</td>
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<tr>
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<td>$431,622.00</td>
</tr>
<tr>
<td>Development Number/Name</td>
<td>Estimated Cost</td>
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<tr>
<td>Housing Authority Wide</td>
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<tr>
<td>Management Improvements (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)</td>
<td>$87,311.00</td>
<td></td>
</tr>
<tr>
<td>Transfer to Operations (Operations (1406))</td>
<td>$257,000.00</td>
<td></td>
</tr>
<tr>
<td>Administrative Costs (Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)</td>
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<tr>
<td>Subtotal of Estimated Cost</td>
<td>$431,622.00</td>
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<tr>
<td>Item</td>
<td>Section</td>
<td>Page</td>
</tr>
<tr>
<td>------</td>
<td>---------</td>
<td>------</td>
</tr>
</tbody>
</table>
| 1    | B.2.    | 2    | [New Activities]  
RAB Member/President of GGVRC: The GGV Resident Council strongly opposes the use of any tax credits because it will stop all opportunities for any type of equity/homeownership. | Comment noted. |
| 2    | B.3.    | 3    | [Achieve and maintain 98% lease-up rate in public housing]  
There are many public housing units that are left unoccupied for months. The reason for this according to MHA is that the agency is required to follow HUD directive to “prioritize” overhousing. Shouldn’t the agency be able to do both? Why would vacant units not be “turned over” timely and allowed to sit vacant for months? In addition, people are not being given a timeframe in which to make a decision on transfer options. The agency should have a specific policy regarding moving out of over housed units. Open ended timeframe just causes more problems and delays corrective action. MHA has a duty to make all vacant units ready for occupancy and rent them up ASAP. The first priority should always be to provide housing to all those people needing transfers or who are on the waiting list. | Agreed. Comment noted. MHA has retained additional vendors to assist with preparing vacant units, and is tightening the transfer process, including giving residents a clear timeframe within which they must transfer. |
| 3    | B.3.    | 3    | [Turn over 100% of vacant public housing units within 20 days]  
MHA has ignored preventative maintenance property. There is a constant staff turnover, making it improbable and impossible for any plan to be carried out. In addition, money has been misspent on various plans and consultants.  
RAB Member/President of GGVRC: MHA does not have a Preventative Maintenance Plan in place which is against HUD regulations. They never inspect the units for Preventative Maintenance. Also, maintenance does not have the necessary supplies for most repairs, therefore the jobs are not complete. | Comments noted. MHA is working to improve staffing, add vendors to assist with turnovers, and conduct preventative maintenance. |
| 4    | B.3.    | 3    | [Perform UPCS Inspections on 100% of public housing units]  
Not “Accomplished.” Inspections of units would have documented and follow up done to correct lease violations, damage to units, poor housekeeping, and | Comment noted regarding results of inspections and repairs needed but |
| B.3. | 3 | **[Ensure units under HCV meet HQS and there is proper enforcement]** NOT ACCOMPLISHED! Residents report inspection reports indicating that the unit passed even though it also noted “infestation.” This is unacceptable. More aggressive system needed to review all inspections and ensure landlords correct violations. |
| 5 | B.3. | **[Work with residents, etc. to improve public security]** A recent murder on the premises of GGV in the morning hours is an example of how there is some missing measures at this property to have the level of security increased in order to protect innocent lives of the residents and children. Increase police presence. Provide additional security lighting, cameras. Hire a Security Guard to patrol premises.  
**RAB Member/President of GGVRC:** MHA has new staff, none of them know the policies and they are not being trained. Staff does not enforce parking policies and parking spaces need striping for better monitoring in open areas.  
HQS allows “passed” inspection with infestation if owner is providing treatments. MHA will be reviewing all failed treatments more aggressively to ensure proper enforcement of HQS.  
Comment noted. MHA and GGVRC have met with MCSO Lieutenant to discuss issues in GGV and presence of officers. Considering block captains and cameras that record license plates.  
MHA staff is working on scheduling parking lot striping and issuance of new stickers in order to enforce parking policies. |
| B.3. | 4 | **[Provide permanent affordable housing to new PH households]** Prioritizing over/under housing at GGV is essential to the goal to make an application for project development. That should not preclude the agency from maintaining and managing AMP II properties. The agency should fill the vacant units by making them occupant ready. Have a plan to offer vacant units to not only GGV but to people on the Public Housing waiting list.  
**RAB Member/President of GGVRC:** For years, MHA has denied residents from Marin City to be housed who are on the waiting list. They have destroyed their applications! Racial discrimination at its lowest!  
Comment noted. Annual Plan amended as follows: **Progress:** Since March 2022 MHA has not pulled applicants from our waiting list due to our revitalization rehabilitation efforts to address over/under housing, but we intend to do so if vacancies cannot be filled with transferred residents. MHA follows waiting list policies. |
| B.3. | 7 | **[Provide engaging and informative briefings to new voucher holders]** Provide training and information to overhoused GGV so they will be able to handle obstacles in their search using HCV. Provide credit counseling, fair housing information. HCV new hire “Locators” must have more training and better connection/communications with the applicants. Board Members with direct experience noted some Locators were not fully informed on the Marin  
Comments noted. New voucher holders receive briefings with all necessary information on the HCV program and how to find suitable housing. Locators are well-versed in issues related to obtaining housing in Marin County. |
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<td><strong>[Solicit input from residents]</strong> The Board recommends sending a survey questionnaire to HCV households to determine satisfaction with new updated HCV policies. Survey should include tenant’s experience with landlord compliance with violations reported. Increase oversight regarding HCV inspections/follow up.</td>
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| 10   | B.3    | 7   | **[Increase efficiency of management functions]** Problems with management of AMP II properties continue. There is no on-site manager at any of the complexes. New hire Public Housing Program Manager lacks communication and initiative to resolve site concerns. There is on-going neglect of Public Housing properties. MHA needs to hire on-site managers for AMP I and AMP II properties.  
**RAB Member/President of GGVRC:** In the past, there was only one manager and one maintenance supervisor for all the Public Housing Program. Now there is a Program Manager with 6 assistants and phone calls are not returned. Problems with people being hired that have not had sufficient background checks. Issue reported of staff hired for GGV that did not have a driver’s license and had to have an added staff person drive with him. Waste of money and personnel. Questions on how the additional staff is being funded. |
| 11   | B.3    | 9   | **[Utilize energy efficiency grant]** Energy loans and grants have not provided improvements that saved residents energy costs. Continued delays to install new windows and patio doors. The Energy Loan I was misspent and never resulted in decreased energy bills for the residents. Energy Loan I was used to pay salaries and consultants.  
**RAB Member/President of GGVRC:** MHA does not currently have funds to repay HUD the $917,532.00. So, MHA is entering into another contract to make up the funds to reimburse HUD. However, there needs to be a written report on how they spent the $917,532.00. |
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<td>B.3.</td>
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<td>[energy grant continued] The fact that the agency has accumulated a debt of $917,532 is extraordinary and is of great concern. Residents have not seen a decrease in their energy bills over the years. RECOMMENDATION: The Housing Commissioners should not approve another Energy Loan to pay back debt from the first Energy Loan. Conduct a thorough review of proposed energy improvements. No loans should be sought until every effort is made to apply for new grants or funds that will be forthcoming with the “Inflation Reduction Act.”</td>
<td>Comments noted.</td>
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<td>B.3.</td>
<td>10</td>
<td>[MHA to review options to begin immediate maintenance and repairs] RAB Member/President of GGVRC: Some units have not been painted in over 20 years! Residents are still suffering with mold issues. Boilers are still used which have outlived their life span by 10 years! Residents in the high rises are without heat and hot water.</td>
<td>Comment noted. All items have been discussed as part of the plan to update and rehab GGV.</td>
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<td>13</td>
<td>B.3.</td>
<td>11</td>
<td>[MHA has initiated unit transfers for overhoused families] RAB Member/President of GGVRC: Units are remaining vacant without right sizing residents!</td>
<td>Comment noted. Transfers are in process as part of the plan to address vacancies.</td>
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<td>B.3.</td>
<td>11</td>
<td>[Reduce the number of overhoused units – transfers within AMP1 and to AMP2] The choice to move to one of the AMP II properties is based on vacant units being made ready for occupancy. There has been a problem turning units over timely. Units have been left vacant for months. This does not help those people who have to make a decision on where to move. All vacant units need to be worked on right away; none left vacant. GGV residents have to contend with multiple and complex issues to be able to move successfully. HCV will allow residents to enter the private housing market. This opportunity requires HCV holders to have skills to know how to navigate the system. Recommend: Providing additional support services to meet the needs of the residents such as credit counseling. Contract with Fair Housing Advocates to give training on overcoming obstacles of discrimination prevalent in Marin County. Update management policies for AMP II properties. Hire qualified people to manage the properties.</td>
<td>Agreed. Comments noted. Vacancy turnovers and assistance for new voucher holders are priorities, as discussed above.</td>
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<td>B.3.</td>
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<td>Conduct repairs as units become vacant</td>
<td>RAB Member/GGVRC: Nothing is planned for residents who are rightfully housed to get their units updated. Many have lived in their units for over 20+ years without MHA’s action to repair them.</td>
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<td>B.3.</td>
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<td>Address health and safety issues at GGV</td>
<td>RAB Member/GGVRC: MHA has failed REAC inspections for years!</td>
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<td>17</td>
<td>B.3.</td>
<td>12</td>
<td>Convene a Revitalization Working Group</td>
<td>RAB Member/GGVRC: A total waste of time because nothing has been accomplished. MHA submitted their CAP response letter without any resident input.</td>
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<td>18</td>
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<td>AMP II Property Management</td>
<td>Managing the overhoused transfers of residents at Golden Gate Village is designated a priority, but that MUST NOT preclude management of the elderly/disabled apartment complexes in Marin County: Kruger Pines, Venetia Oaks, Golden Hinde, Homestead Terrace and Casa Nova. These properties require on-site managers.</td>
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Certification by State or Local Official of PHA Plans 
Consistency with the Consolidated Plan or State Consolidated Plan

I, ___________________________, the ___________________________, certify that the 5-Year PHA Plan and/or Annual PHA Plan of the Housing Authority of the County of Marin

_____________________________, PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the County of Marin

_____________________________, Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

MHA’s Annual Plan includes goals for creating and preserving housing affordability, accessibility and quality. It also provides goals for assisting populations with special needs, such as mentally ill and chronically homeless. The MHA Plan additionally provides plans for enhancing economic advancement with FSS and homeownership programs.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

_____________________________, Name of Authorized Official

_____________________________, Signature

Title

_____________________________, County Administrator

Date

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form HUD-50077-SL (12/2014)
Challenged Elements

There was one challenge to the plan elements submitted by Ora Hatheway:

Comments on the MHA Updated Annual and 5 year Plan.
Several concerns.
1. Object to the Sec 18 and any move to privatize what is now Public Housing, distinct from Sec 8. There is a Trust on GGV because it is designated Public Housing and not designated Sec 8. Following this path across the nation there are problems with certain Public-Private Partnerships or P3s. The Trust on the land now mandates it for low income, very low income and extremely low income. As the only Family program in Marin County. It is protected from mandated “Deconcentration of Poverty”. (A euphemism for Deconcentration of African Americans. And a round about way to disenfranchise a voting block, a voice in politics and at the polls.

2. Objection of the Corrective Action Plan wording which ties MHA to Sec 18 Demolition. If HUD is forcing MHA to downsize and MHA is unable to complete by the date stated in the CAP, then Demolition is possible.

3. This document has no reference to the current and most recent past performance of GGVRC consultants to support the equity plan called The Resident Plan. I object to any approval of this misbegotten doc.

4. The Habitability Lawsuit and a mountain of work in an opposite direction has been presented to the MHA/BOC for moving on Historically Preserving Golden Gate Village. The Resident Plan aims to Preserve People and Place. I urge the MHA/BOC to rethink this approval and move in a new and future of Deep Green Renovation as a manifestation of the county resolution to support Deep Green Revitalization as well as Equity, Diversity and Inclusion.

I respectfully request that this amendment be rethought and reworded, in partnership within the Strategy Team meetings already in progress...of the GGVRC/MHA Working Group.
I support the path of MHA partnering with the GGVRC to get the job done ASAP. People living at GGV deserve this commitment by Marin County Agencies and Board of Housing Commissioners.
Sincerely, Ora Hatheway
Consultant to the Sec. 106 Process

MHA Response:

In March 2022 MHA agreed to proceed with rehabilitation only of Golden Gate Village and established the Working Group to discuss financially feasible ways to do so. The application for Sec. 18 is just one option and no course of action is set. You may come to the Board meeting on September 20, 2022 to express your concerns.