March 22, 2022

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

SUBJECT: Hearing: Annual Agency Plan 2022

RECOMMENDATION: Conduct a public hearing and approve the Annual Agency Plan.

SUMMARY: In accordance with U.S Department of Housing and Urban Development ("HUD") regulations, the Marin Housing Authority ("MHA") is proposing a 2022 Annual Plan Update ("Annual Plan"). The Annual Plan and the longer-term Five-Year Plan (the FY2021-FY2026 Five-Year 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 January for three consecutive weeks. MHA made the Annual Plan and supporting documents, available at MHA’s 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 February 16, 2022 to provide them an overview of the Annual Plan and answer any questions. The RAB provided a written set of comments which is attached with MHA’s responses as well as additional information.

The 2022 Annual Plan proposes updates to MHA activities, see a summary below and the detailed Annual Plan attached:

Internal Operations
- Improving internal operations and management utilizing online staff training for development of new skills and improved knowledge of MHA policies and procedures.
- Weekly management staff meetings via video conferencing.
- Adapting and improving workplace safety efforts around COVID-19 best practices.

Project-Based Vouchers (PBV)
- Providing 60 PBVs in FY2022 to end chronic homelessness in Marin through supportive housing projects in Corte Madera and Larkspur.
- Supporting housing referrals through our Coordinated Entry Providers.

Pest Control
- Utilizing a comprehensive Integrated Pest Management (IPM) approach to ensure eradicating any pest and rodent presence is of the highest health and safety priority.
A.1 Statement of where you can find the copy of the plan.

Copies of the PHA Plan are available at the Housing Authority of the County of Marin via:
- 4020 Civic Center Drive, San Rafael, Ca 94903
- 429 Drake Ave, Marin City, Ca 94906
- MHA website at www.Marinhousing.org

B. Plan Elements

Deconcentration Policy: The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Marin Housing Authority adopt policies and procedures governing the deconcentration of poverty and income mixing as required by section 10(a)(3)(B) of the 1937 Housing Act. It is the Marin Housing Authority’s (MHA) policy to provide for deconcentration of poverty and encourage income mixing. The goal of this policy is lessening the concentration of poverty and to create mixed-income communities and within MHA's public housing developments. This will be accomplished through admissions practices designed to bring in higher income residents to lower income developments and lower income residents into higher income developments. Toward this end, MHA will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Deconcentration Policy is intended to work in conjunction with MHA’s annual income targeting requirements. The QHWRA requires that 40 percent of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30 percent of the Area Median Income. This “income targeting” requirement is separate from the Deconcentration Policy, which is comparative in nature. MHA will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Housing Needs Statement and plan to address these needs:

In addition to overall housing needs, the County plans for housing for special needs groups. To meet the community’s special housing needs, including the needs of seniors’ people living with disabilities, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, singles with no children, large households, agricultural workers, the homeless, and the local workforce, Marin County must look to new ways of increasing the supply, diversity, and affordability of specialized housing stock.

There is a continuum of housing types that address special needs, including independent living (owning or renting), supportive housing, assisted living, group home and skilled nursing facilities, transitional housing, residential treatment (licensed facilities), detoxification programs, Safe Haven, and emergency shelter. One of the best housing options for special needs housing is supportive housing where services are offered to tenants, often on-site, to help achieve housing security. However, there is an inadequate supply of supportive housing units and affordable units in general to meet the needs of the community.

Seniors

The need for senior housing can be determined by the age distribution, housing characteristics and demographic projections. On a countywide level, these determinants indicate that Marin has one of the oldest populations in the State, almost two-thirds of County seniors are homeowners, and most of the existing housing stock is homes over two bedrooms. However, those figures alone do not account for the types of accommodations necessary to provide for the elderly population. Given that senior income drops precipitously as seniors age and Marin is one of the most expensive places for seniors to
live, needs include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services provided.

People Living with Physical and Mental Disabilities
People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability. Special consideration should be given to the issue of income and affordability, as many people with disabilities are living on fixed incomes. Some of the considerations and accommodations that are important in serving individuals and families with disabilities are: (1) the design of barrier-free housing; (2) accessibility modifications; (3) proximity to services and transit; (4) on-site services; and, (5) mixed income diversity and group living opportunities. Some people with disabilities can live most successfully in housing that provides a semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if affordable units are available. Different types of housing that can serve these populations include: (1) single-room occupancy units (SROs), (2) single-family and group homes specifically dedicated to each population and their required supportive services, (3) set-asides in larger, more traditional affordable housing developments and (4) transitional housing or crisis shelters. Sources of financing could include Section 202, Section 811, Multi-Family Housing/Supportive Housing, Mental Health Services Act, Transitional Age Youth and Section 8 project-based vouchers, which can be leveraged with local funds. As the population ages, the need for handicapped accessible housing will increase. Consideration can be given to handicapped dwelling conversion (or adaptability) and appropriate site design. Incorporating barrier-free design in all new multifamily housing is especially important to provide the widest range of choice and is often required by State and Federal fair housing laws. Barriers to applying for building and planning approvals for reasonable accommodation modifications to units could be removed by providing over-the-counter approvals and streamlining the application process.

Large Families
Large-family households are defined by the U.S. Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face an above-average level of difficulty in locating housing that is adequately sized and affordably priced. In Marin County, there are adequate market rate homeownership opportunities, but these homes are out of reach economically for moderate- and low-income families. The stock of three bedroom or larger rental housing is very limited. Even when larger units are available, the cost is generally higher than low-income families can afford.

The 2020 Census data shows that 7% of greater Marin’s households meet the definition of a large family (five people or more), and that over half (60%) of large-family households in the County live in owner-occupied units. In the unincorporated area of the County, there are 1,642 large-family households, which comprise 7% of all households. Of these households 81% are owner-occupied households and 19% are renters. As MHA begins to address the overhousing in GGV Public Housing, we will be creating more family housing units for large families. Additionally MHA has proposed a new preference for families with dependent children.

Agricultural Workers
Marin’s agricultural history remains a strong value and source of pride, particularly in the Coastal and Inland Rural Corridors of the County. According to the University of California Cooperative Extension, Marin County farms and ranches encompass approximately 167,000 acres, or about 50% of the County’s total land area. Rural West Marin has an economic base of cattle ranches, dairies, organic vegetable farms, poultry, mariculture, and tourism. Farms in Marin are 86% family owned, and are not large by California standards, with an average size of 593 acres. The total population of West Marin, consisting of the Inland Rural and Coastal Corridors, is estimated to be around 12,000 people. Agricultural workers are impacted by a high cost of living, especially housing costs that are impacted by vacation rentals and high-end tourism. To promote a vibrant and economically sound agriculture
base as part of Marin County’s future, quality affordable housing for agricultural workers is needed. Almost all agriculturally zoned land in Marin County is in the unincorporated County, and it can be assumed that most data available on the agricultural worker population in the County is representative of the unincorporated County. A USDA Census in 2002 identified 491 agricultural workers in the County.

Individuals and Families Who Are Homeless

Homeless individuals and families have immediate housing needs. There are also many residents who lack stable housing but are not considered homeless. They live doubled up in overcrowded dwellings, often sleeping in shifts or renting closet space or “couch surfing” with family or friends. Although not living on the street, this population often has no means of stable accommodation and may experience periods of being unsheltered.

According to the Marin County 2019 Point In Time Count of Homeless Persons, there are 1,034 persons in the County who meet the Marin County Health and Human Services definition of homeless.22 1,034 individuals meet the HUD definition of unsheltered and in immediate need of housing.23 A total of 3,398 individuals meet the broader definitions of homeless used for the McKinney Vento Education of Homeless Children and Youth programs as well as the Substance Abuse and Mental Health Marin County is committed to expanding the resources for homeless individuals in our community, particularly the supply of permanent supportive housing. The Countywide Plan and the Housing Element identify the need for housing for homeless and at-risk populations as a high priority.

MHA continues to apply for any funding available for additional vouchers, recently MHA was awarded EHV and Mainstream vouchers, in partnership with the Coordinated Entry the homeless numbers of chronically homeless people have decreased year over year.

VAWA Policy:

Applicant and Tenant Protections

MHA will provide each applicant and each tenant with the following documents:

- A “Notice of Occupancy Rights under the Violence Against Women Act,” which explains the VAWA protections under this policy, including the right to confidentiality, and any limitations on those protections, and

- A certification form to be completed by the victim to document an incident of domestic violence, dating violence, sexual assault or stalking.

The above Notice and certification form will be provided to an applicant or tenant at the following times: time of application, time of denial of admission, time of leasing and with any notification of eviction.

The certification form should state that:

- the applicant or tenant is a victim of domestic violence, dating
  violence, sexual assault or stalking.

- the incident of victim of domestic violence, dating violence, sexual assault or
  stalking that is the grounds for protection under this policy meets the applicable
  definition for such incident; and

- Include the name of the individual who committed the domestic violence, dating
  violence, sexual assault or stalking, if the name is known and safe to provide.

Prohibitive Basis for Denial, Termination of Assistance or Eviction
An applicant to or tenant of MHA’s Housing Programs may not be denied admission to, terminated assistance from or evicted from a Program on the basis or as a direct result of the fact that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault or stalking, if the applicant or tenant otherwise qualifies for admission or occupancy.

A tenant of a Housing Program may not be denied tenancy or occupancy rights solely on the basis of criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking if the criminal activity is engaged in by a member of the household of the tenant or any guest or other person under the control of the tenant and the tenant or an affiliated individual is the victim or threatened victim of such domestic violence, dating violence, sexual assault or stalking.

An incident of actual or threatened domestic violence, dating violence, sexual assault or stalking shall not be construed as a serious or repeated violation of the dwelling lease by the victim or threatened victim of such incident or good cause for terminating the tenancy or occupancy rights of the victim or threatened victim of such incident.

Limitations of Protections

Nothing in this policy limits MHA, when notified of a court order, to comply with a court order with respect to the rights of access or control of property, including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault or stalking, or the distribution of property.
among members of a household.

Nothing in this policy limits MHA from evicting a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault or stalking that is in question against the tenant or an affiliated individual of the tenant.

Nothing in this policy limits MHA from evicting a tenant if MHA can demonstrate an actual and imminent threat to other tenants or MHA employees would be present if the tenant or lawful occupant is not evicted. Words, gestures, actions, and other indicators will be considered an “actual and imminent threat” if they meet the standard provided in the definition of “actual and imminent threat” in Section II.

Eviction related to an “actual and imminent threat” should only be utilized only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the perpetrator from the property, contacting local law enforcement to increase police presence, or seeking other legal remedies to prevent the perpetrator from acting on a threat.

IV Documentation Required

Request for Documentation

MHA will request, in writing, that an individual claiming protection under this policy submit the following documentation to MHA with fourteen (14) business days after the date that the applicant or tenant receives a request in writing for such documentation from MHA.

- The certification form described in Section III; or

- A document signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault or stalking or the effects of abuse; signed by the applicant or tenant; and that specifies under penalty of perjury, that the professional believes in the occurrence of the incident of domestic violence, dating violence, sexual assault or stalking that is the ground for protection and remedies under this

Substantial Deviation

The Housing Authority of the County of Marin shall define a Substantial Deviation from the Five-Year Agency Plan as follows:

- Any collective change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority of the County of Marin’s strategic goals or mission of sustaining or increasing the availability of decent, safe and affordable housing while promoting self-sufficiency and asset development of families and individuals from being implemented as identified in five-year plan.
This could include the elimination of or major changes in activities proposed, or policies provided in the agency plan that would affect services or programs provided to residents or participants. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

- Any collective change in the planned or actual use of federal funds as identified in the 5-year plan that exceeds 20% of the Housing Authority of the County of Marin’s annual program budget for all combined public housing activities to include the Capital Fund Program.

**Significant Amendment**

The Housing Authority of the County of Marin shall define a Significant Amendment or Modification to the annual and 5-year plan as follows:

- Changes to the admission policies of organization of the waiting list that will affect a substantial number of applicants (70% or greater)

- Addition of new activities or policies not included in the current Administrative Plan, Admissions and Continued Occupancy Policy or Annual Plan that affect a substantial number of residents or participants (70% or greater) and are not mandated by HUD.

- Changes about demolition or disposition, designation, or conversion activities.
• Increasing pest and rodent control efforts and adjusting approach to include both prevention and trapping/removal.
• Tracking requests for rodent pest control using the work order system and focusing on problem areas including geography and the seasonal timing of reports.
• Clearing areas of harborage in public areas and working with residents on resident yards.
• Closing exterior and interior building rodent entry points (some building exteriors can only be addressed by comprehensive rehabilitation).

Housing Quality Standards inspections ("HQS")
• Improving communications between voucher holders, contractors, and property owners to ensure there is proper follow up on HQS inspections.
• Conducting annual HQS inspections, as well as follow-up inspections on unit abatement when repairs are not made.
• Partnering with Fair Housing Advocates, private attorneys, and Legal Aid to provide education to tenants and owners.

Reasonable Accommodation
• Ensuring that MHA’s policies for Reasonable Accommodation are known and available to the general public.
• Providing information and consultation on Reasonable Accommodation requests so that residents can interpret and advocate for themselves.

Capital Improvements at Golden Gate Village ("GGV")
• Redirecting capital funds to improve the physical conditions at GGV in Marin City.
• Beginning with vacant units, conducting unit modernization work including improving/replacing:
  • Plumbing, tubs/showers, flooring, kitchen cabinets/counter tops, bath vanities, hardware, painting, lighting fixtures, appliances, weatherization, windows, fence repairs, pavement repairs, and energy conservation measures where feasible.
• Addressing family size and unit size discrepancies at GGV.
• Working closely with the GGV Resident Council, GGV residents, and community leaders through a Community Advisory Group to evaluate and explore implementing a rehabilitation-only plan for a deep green revitalization of GGV.

FISCAL IMPACT: None.

Sincerely,

[Signature]
Interim Executive Director
Kimberly Carroll

Attachment
1. Proposed 2022 MHA Annual Plan Update (including Resident Advisory Board Comments and MHA Responses)
Annual PHA Plan  
(Standard PHAs and Troubled PHAs)  
U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires: 02/29/2016

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, 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. 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-Performer 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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 350.

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 exceeds 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(s):  
- [ ] Standard PHA  
- [ ] Troubled PHA

PHA Plan for Fiscal Year Beginning (MM/YYYY) 01/2022

PHA Inventory (Based on Annual Contributions Contract (ACC) units as of FY beginning above)

<table>
<thead>
<tr>
<th>Number of Public Housing (PHI) Units</th>
<th>Number of Housing Choice Vouchers (HCVs)</th>
<th>Total Combined Units/Vouchers</th>
</tr>
</thead>
<tbody>
<tr>
<td>46</td>
<td>252</td>
<td>3019</td>
</tr>
</tbody>
</table>

PHA Plan Submission Type:  
- [ ] Annual Submission  
- [ ] Revised Annual Submission

At availability of information, PHAs must have the elements listed below in sections B and C 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.  
PHA Plans are strongly encouraged to post complete PHA Plans on their official website.  
PHA Plans are also encouraged to provide each resident council a copy of their PHA Plans.

**[ ]** 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>
</tr>
</thead>
<tbody>
<tr>
<td>Lead PHA</td>
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</tbody>
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Page 1 of 8  
form HUD-50075-ST (12/2014)
## B. Annual Plan Elements

### B.1 Revision of PHA Plan Elements.

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

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
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<tbody>
<tr>
<td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td>
<td></td>
</tr>
<tr>
<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</td>
<td></td>
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<tr>
<td>Financial Resources</td>
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<tr>
<td>Rent Determination</td>
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<td>Operation and Management</td>
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<td>Grievance Procedures</td>
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<td>Workforce Programs</td>
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<td>Community Service and Self-Sufficiency Programs</td>
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<td>Safety and Crime Prevention</td>
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<td>Pet Policy</td>
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<tr>
<td>Asset Management</td>
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<tr>
<td>Significant Amendment/Modification</td>
<td></td>
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</tbody>
</table>

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

Operations/Management – Increase in levels of Pest (Rodent/Roach Treatments in affected units) Increase in proactive rodent eradication measures. Online training continues to be expanded, particularly for new hires, including agency policies and procedures. Yard software training and mandatory training such as Fair Housing, Sexual Harassment, and cyber training. Additionally, while in person training did not resume in the past year, all staff were provided with a two-part video training on diversity, equity and inclusion, and a training that provided an overview of informal hearings. Weekly management staff meetings continued to be held by video conferencing and include department reports each month to facilitate broader cross-agency communications and updates on work in progress. The Authority continues to adapt and improve workspace and modify safety efforts around COVID-19 best practices.

(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?

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

(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 taxing would be consistent with the PHA Plan.

### B.3 Civil Rights Certification.

Form HUD-50077, PHA Certification of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.
Most Recent Fiscal Year Audit.

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

Y N ☐ ☑

(b) If yes, please describe:

HOUSING AUTHORITY OF THE COUNTY OF MARIN SCHEDULE OF FINDINGS AND QUESTIONED COSTS
DECEMBER 31, 2020 (Continued) Section III - Compliance Finding 2020-001 Housing Quality Standard
Enforcement (CFDA # 14.871) Criteria - The Authority administers a Housing Choice Voucher Program (HCVF) funded by the U.S.
Department of Housing and Urban Development (HUD). The HCVF provides rental assistance to help very-low-income
families afford decent, safe, and sanitary rental housing. The Authority must inspect units leased under the HCVF at the
time of initial leasing and at least every two years thereafter to ensure the units meet Housing Quality Standards (HQS).
For units under housing assistance payment (HAP) contracts that fail to meet HQS, the Authority must require the owner
to correct life threatening deficiencies within 24 hours and all other HQS deficiencies within 30 calendar days or within a
specified Authority-approved extension period.

If the owner does not correct the HQS deficiencies within the specified correction period, then the Authority must stop
(abate) HAP for the unit or must terminate the HAP contract. In response to the COVID-19 pandemic, HUD provided
waivers and/or concessions for many of its regulations. The PIH Notice 2020-05, issued April 10, 2020, suspended SEMAP
assessment; waived the requirement for biennial HQS inspections until October 31, 2020; and established an alternative
requirement for HQS enforcement allowing for owner self-certification of corrective measures taken, with no concessions
made for the length of time allowed to remedy a failed HQS inspection. The PIH Notice 2020-33, issued November 30,
2020, provided an alternative requirement to biennial HQS inspections by allowing the Authority to rely on owner self-
certification that the owner has no knowledge that life-threatening conditions exist in the unit. Statement of Condition -
During the Authority’s 2019 internal control testing for SEMAP (Section 8 Management Assessment Program) reporting,
they recognized a weakness 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. The Authority did not claim the points for this SEMAP indicator for the fiscal year ending December 31, 2019.
Statement of Cause - The Authority contracts with a service provider to conduct several the unit inspections. Mid-year 2019,
The Authority transitioned to new IT software.

At the on-set of these new procedures, controls were not in place to communicate the status of certain unit inspections and
to hand them off to the proper in-house personnel for follow-up. The monitoring of this situation did not improve throughout
2020. Effect - The Authority is unable to document that all units under HAP contract meet HQS. 76 2020-001 (continued)
HOUSING AUTHORITY OF THE COUNTY OF MARIN SCHEDULE OF FINDINGS AND QUESTIONED COSTS
DECEMBER 31, 2020 (Continued) Questioned Costs - The questioned costs of non-compliance with the HQS enforcement
regulations are undeterminable at this time. Perspective Information - Audit procedures were limited to a specific group of
items. In this case, a list of units having failed the HQS inspection during the fiscal year ended December 31, 2019, and
2020. The objective of the procedures was to obtain an understanding of the Authority’s operations. Specifically, to
determine the follow-up actions taken, if any, on units having failed an HQS inspection and to ultimately determine the
Authority’s compliance with HUD regulations. We did not select items expected to represent the population.

Once the deficiency was noted, we discussed the results with the Authority’s management. It was their representation that
the deficiency began during the approximate time of their conversion to new software. We directed further testing in and
out-side of this time period to gain additional understanding of the deficiency. We concluded that the condition began mid-
year 2019 and has yet to be resolved. Identification of Repeat Finding - This is a repeat finding from the prior fiscal year.
Recommendation - We recommend that the Authority strengthen their internal controls to ensure that all units under HAP
contract meet HQS. Further, we recommend that the Authority immediately reinspect all units that failed their most recent
HQS unit inspection, within the current regulations allowed by HUD during the COVID-19 pandemic.

Authority Response - The Authority concurs with this finding and recognizes both the requirements and importance of
conducting unit inspections and ensuring all units under contract meet the Housing Quality Standards (HQS). In the
beginning of 2020, the world was hit with a global pandemic which caused a shutdown and shelter in place orders to be
issued in the County of Marin in March 2020. To protect MHA staff and participants the shelter in place orders were
followed and all HQS inspections were halted.

In April 2020 the Department of Housing and Urban Development (HUD) issued Notice PIH 2020-05 which allowed
Public Housing Authorities (PHA) to implement waivers surrounding COVID-19. Several of the items provided included
HQS waivers which allowed PHAs to receive self-certifications when notified of an HQS deficiency in lieu of a physical
inspection. MHA elected to implement the waivers offered by HUD which have been extended through December 31,
2021. Although HUD did not address units previously in failed status prior to the shelter in place orders, we now understand
these units would fall under a unit where MHA was aware of a deficiency and therefore should have been followed up on
with a self-certification and all were not. Prior to the audit finding MHA restarted HQS inspections and began with all units
that previously failed. MHA has also put in place the following controls: Web-based data base to track each failed unit Weekly checks by contractors and internal staff to follow up on fails Running monthly reports to cross-check against web-based system Bi-weekly calls with contractors to discuss unit inspections and processes The Authority provides decent, safe, and sanitary housing to all of its participants. The deficiency was a result of a global pandemic, and with the above-mentioned controls in place it will n

<table>
<thead>
<tr>
<th>B.5</th>
<th>Progress Report.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</td>
<td></td>
</tr>
</tbody>
</table>

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

**Progress:** During the last six months of the reporting period, the Public Housing program maintained a 99% occupancy rate.

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

**Progress:** Due to Unit Conditions and staffing shortages, 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 2022.

**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 staff conducts Quality Control inspections on a quarterly basis in addition to third party contractors conducting Quality Control inspections on a monthly basis

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

**Progress:** MHA working toward a paperless workplace. Utilization of Yardi/SmartSheet and Google Documents to facilitate automated payroll and client software functions.

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

**Progress:** MHA is the Coordinated Entry provided through a county partnership. MHA works in collaboration with a team of Community Based Organizations to collectively address chronic homelessness in Marin with a goal to end chronic homelessness in 2022.
### B.6 Resident Advisory Board (RAB) Comments.

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

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

(c) 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.

### B.7 Certification by State or Local Officials.

**Form HUD-50075-ST. 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.

### B.8 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

(b) If yes, please describe

### C. Statement of Capital Improvements.

Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

### C.1 Capital Improvements.

Include here the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

Please see attached HUD approved 5-Year Action Plan (HUD-50075.2) approved by HUD on June 30, 2021.
A. PHA Information. All PHAs must complete this section

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 903.254(a-e))

PHA Consultation. Check box if submitting a Joint PHA Plan and complete the table. (24 CFR 903.128(a))

B. Annual Plan. All PHAs must complete this section

B.1 Revision of PHA Plan Elements. PHAs must

Identify specifically which plan elements listed below that have been revised by the PHA. Specify which elements have been revised and 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. The statement must identify the housing needs of: (i) Families with incomes below 30 percent of area median income, (ii) families with incomes below 50 percent of area median income, (iii) very low-income families and families with incomes below 50 percent of area median income, (iv) servants, and (v) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(1)).

Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR 903.7(d)(d)).

☐ 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 and 24 CFR 903.3(b) and (h). 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 903.20(b) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR 903.7(b)).

Describe the PHA’s procedures for maintaining 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 tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (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(a)).

☐ Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable standards for setting rents, minimum rents, tenant family rent contributions, and payment of the rent. (24 CFR 903.7(a)).

☐ Operation and Management. A statement of the rules, standards, and policies of the PHA governing the operation and management of housing owned, assisted, and 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(a)).

☐ 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). (i)

☐ Homeownership Programs. A description of any Section 5(b), Section 32, Section 8, or HOSPE 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(a)).

☐ Community Service and Self-Sufficiency Programs. A description of any Section 5(b), Section 32, Section 8, or HOSPE 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(a)).

☐ Safety and Crime Prevention. The statement must provide development-and-operation 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. (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(a)).

Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-and-operation 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. (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(a)).

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

☐ 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(a)).
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. 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 http://www.hud.gov/offices/pha/programs/ph.hopevi/index.cfm. (Notice PHII 2010-30)

☐ 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. 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 http://www.hud.gov/offices/pha/programs/ph.hopevi/index.cfm. (Notice PHII 2010-30)

☐ Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [if 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, and 2) A statement for the demolition or disposition. This statement must be submitted to the extent that approved and pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan Statement. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at http://www.hud.gov/offices/phacenters/acclaboratory/index.cfm. (24 CFR 960.3)

☐ 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 committed 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, and, 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA’s Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR 960.3)

☐ Conversion of Public Housing. 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/phacenters/acclaboratory/index.cfm. (24 CFR 960.7)

☐ Conversion of Public Housing. 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 assistance under RAD. See additional guidance on HUD’s website at Notice PHII 2012-12.

☐ 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 if the unit is not occupied by 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 no 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 the 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 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 PHII 2011-7. (24 CFR 960.503) (24 CFR 905.7(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 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 by a local government or by an agency of the state government, as defined in regulations of the state government. See additional guidance on HUD’s website at Notice PHII 2011-7. (24 CFR 960.503) (24 CFR 905.7(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 PHII 2009-21.

☐ Project-Based Vouchers. Describe any plans to use Project-Based Vouchers (HCVs) for new project-based vouchers, which must comply with PHV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.5(b)(1) 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 §9901.7(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 §9901.14(a))*

☐ Other Capital Grant Programs (e.g., 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 Civil Rights Certification. Form HUD-50077. PHA Certification of Compliance with the PHA Plans and Related Regulations 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 AFFH Certification if it can document that it examines its programs and proposed programs to identify any 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. *(24 CFR §9901.7(a))*

B.4 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 §9901.7(a))*

B.5 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 §9901.5(a)-1)*

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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 §9901.13(c), 24 CFR §9901.14)*

B.7 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. *(24 CFR §9901.15)* 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.

B.8 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. 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 §9901.3)*

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. *(24 CFR §903.7(a))*

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075 2 approved by HUD on XXXX/XXXX.”

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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 9.2 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 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 collect the information requested in this form by virtue of Title 12, U.S. Code, Sections 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.
C. Statement of Capital Improvements FY 2022

With vacant unit turns MHA intends to advance Occupancy Adjustments needed to address the over-housed situation and improve the physical conditions at GGV.

Immediate rehabilitation to unit work includes, but may not be limited to:

- Where necessary, to abate plumbing leaks, remove and resurface/replace tub/shower.
- Installation of new vinyl/composite floating floor planks. Replace base coves.
- Installation of Rodent barriers in and around cabinets areas.
- Refurbish / repaint kitchen cabinets. Replace hardware.
- Interior painting.
- Replacement of bath vanity.
- Resurface / repaint as appropriate kitchen countertop.
- When possible, install split heating/cooling systems.
- Upgrade lighting figures.
- Replace appliances.
- Weatherize units.
- Where necessary, repair/replace window / or window hardware.

- The Physical Improvement goals outlined below focus on completion of capital improvements in progress, urgently needed work, mandated improvements and possible future/long term needs, all with energy conservation measures where cost effective:
- The MHA is embarking on a deep green revitalization plan at Golden Gate Village (a Historic District), a 296-unit family development in Marin City. The MHA Board of Commissioners and staff will work closely with residents, community leaders and other stakeholders through a Community Advisory Group to evaluate and explore various options for improvement, preservation, and revitalization of public housing. With a CFP allocation of less than $1,300,000 for 500 units of public housing, MHA will never be able to fully address the Golden Gate Village short- and long-term needs through this program alone.
- Site improvements at GGV; fence repair, hillside drainage, pavement repairs.
- Kruger Pine building drainage.
- Envelope repairs at Venetia Oaks and window replacement/repair.
- MHA is operating under a Corrective Action Plan or “CAP” from HUD. The CAP indicates a number of HUD directed deliverables that MHA must accomplish through monitored process. See the attached CAP documents.
MHA 5-Year Action Plan (HUD-50075.2)

Approved by HUD

June 30 2021
### Capital Fund Program - Five-Year Action Plan

**Status:** Approved  
**Approval Date:** 06/30/2021  
**Approved By:** GREENE, TODD

<table>
<thead>
<tr>
<th>PHA Name:</th>
<th>HOUSING AUTHORITY OF COUNTY OF MARIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHA Number:</td>
<td>CA052</td>
</tr>
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</table>

#### Part I: Summary

<table>
<thead>
<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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<tbody>
<tr>
<td>KRUGER PINES (CA0520000002)</td>
<td>$422,527.16</td>
<td>$270,808.00</td>
<td>$35,000.03</td>
<td>$225,000.00</td>
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<td>$344,311.00</td>
<td>$431,622.00</td>
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Form HUD-50075.2(4/2008)
<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Name/Number</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>G20001</td>
<td>GOLDEN GATE VILLAGE</td>
<td>Architecture, engineering and planning services, legal and land use surveys, tests, inspections and permits, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible for development-related consulting services.</td>
<td></td>
<td>$332,705.94</td>
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<tr>
<td>ID2001</td>
<td>ARH Historic Consulting, Capital Project Consulting &amp; Other Fees &amp; Costs</td>
<td>Architectural, engineering and planning services, legal and land use surveys, tests, inspections and permits, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible for development-related consulting services.</td>
<td></td>
<td>$70,000.00</td>
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<tr>
<td>ID2003</td>
<td>Electrical Improvements/Dwelling Unit-Site Work (1440)-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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<td>ID2001</td>
<td>ARH Historic Consulting, Capital Project Consulting &amp; Other Fees &amp; Costs</td>
<td>Architectural, engineering and planning services, legal and land use surveys, tests, inspections and permits, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible for development-related consulting services.</td>
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<td>ID2005</td>
<td>Electrical Improvements/Dwelling Unit-Site Work (1440)-Electric Distribution</td>
<td>Repair or replace electrical panels, wiring, breakers and hard wired lighting fixtures</td>
<td></td>
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### Part II: Supporting Pages – Physical Needs Work Statements (s)

#### Work Statement for Year: 1  2021

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>[Various categories related to physical needs work statements]</td>
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<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
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<th>Quantity</th>
<th>Estimated Cost</th>
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<tbody>
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<td></td>
<td></td>
<td>[Various categories related to physical needs work statements]</td>
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**AUTHORITY-WIDE (NAWASI)**

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<td>[Various categories related to physical needs work statements]</td>
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<tbody>
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<td></td>
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<td>$87,311.00</td>
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**Needs and benefit contributions for semisalaried and non-salaried staff responsible for the planning and administration of the capital fund and eligible resident participation costs**

Form HUD-50075.2(4/2008)
<table>
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<th>Identifier</th>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
<th>Estimated Cost</th>
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<td>Transfer to Operations (Operation (1406))</td>
<td>Allowable transfer to operations.</td>
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<tr>
<td>ID0002</td>
<td>Management Improvement/Management Improvement (1406)-Staff Training, Management Improvement (1406)-System Improvements, Management Improvement (1406)-Empowerment Activities, Management Improvement (1406)-Equal Opportunity, Management Improvement (1406)-Other, Management Improvement (1406)-RMC Costs</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 preserve energy conservation.</td>
<td></td>
<td>$67,311.90</td>
</tr>
<tr>
<td>ID0013</td>
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<tr>
<td>ID0006</td>
<td>See Work/Dwelling Unit-Export (1406)-Roof, Dwelling Unit-Export (1406)-Siding, Dwelling Unit-Export (1406)-Soffit, Dwelling Unit-Export (1406)-Wall, Dwelling Unit-Export (1406)-Window, Dwelling Unit-Export (1406)-Building Shell, Dwelling Unit-Export (1406)-Balcony/Porch/Railing, Dwelling Unit-Export (1406)-Ceiling, Dwelling Unit-Export (1406)-Exterior Lighting, Dwelling Unit-Export (1406)-Exterior Roof and Siding, Dwelling Unit-Export (1406)-Other</td>
<td>Concrete and framework repairs for Casa Nova and Golden Hind/Envelope Repair (Complete) Windows Roof/Framing siding</td>
<td></td>
<td>$166,702.16</td>
</tr>
<tr>
<td>ID0014</td>
<td>Envelope Repair/Dwelling Unit-Export (1406)-Doors and Panel, Dwelling Unit-Export (1406)-Roof, Dwelling Unit-Export (1406)-Siding, Dwelling Unit-Export (1406)-Soffit, Dwelling Unit-Export (1406)-Walls, Dwelling Unit-Export (1406)-Windows</td>
<td>Dry Rot and Decking Repairs at HT</td>
<td></td>
<td>$200,000.00</td>
</tr>
</tbody>
</table>

Subtotal Estimated Cost: $1,248,136.60
### Part II: Supporting Pages - Physical Needs Work Statements (s)

#### Work Statement for Year 2 2022

<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>KD0610</td>
<td>Site Work/Non-Dwelling Site Work (1409)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1409)-Curb and Gutter,Non-Dwelling Site Work (1409)-Fence Painting,Non-Dwelling Site Work (1409)-Lighting</td>
<td>Concrete and lintel repair for and YOUTH Envelope Repair/Windows/Fencing/Sidewalk/Road Repair and replacement</td>
<td></td>
<td>$230,808.00</td>
</tr>
<tr>
<td>KD0616</td>
<td>Envelope Repair/Non-Dwelling Exterior (1409)-Staircases and Railings,Non-Dwelling Exterior (1409)-Camping,Non-Dwelling Exterior (1409)-Doors,Non-Dwelling Exterior (1409)-Other,Non-Dwelling Exterior (1409)-Paint and Caulking,Non-Dwelling Exterior (1409)-Roofs,Non-Dwelling Exterior (1409)-Siding,Non-Dwelling Exterior (1409)-Soft Flats,Non-Dwelling Exterior (1409)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1409)-Windows</td>
<td>Repair and rehabilitation of Homecrest Terrace and/or Victoria Oaks envelope Force Account labor may be leveraged for this project</td>
<td></td>
<td>$50,000.00</td>
</tr>
<tr>
<td>KD0917</td>
<td>Authority-WGD (HAWAII)</td>
<td>Allowable costs to operations.</td>
<td></td>
<td>$344,311.00</td>
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<tr>
<td>KD0617</td>
<td>Transfer to Operations/Operations (1409)</td>
<td></td>
<td></td>
<td>$257,000.00</td>
</tr>
<tr>
<td>KD0619</td>
<td>Management Improvement/Management Improvement (1409)-Improvement Activities,Management Improvement (1409)-Equal Opportunity,Management Improvement (1409)-Other,Management Improvement (1409)-RAC Costs,Management Improvement (1409)-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 operations and management of public housing and promote energy conservation.</td>
<td></td>
<td>$87,311.00</td>
</tr>
</tbody>
</table>

**Subtotal of Estimated Cost**: $813,119.00
## Part II: Supporting Pages - Physical Needs Work Statements (s)

### Work Statement for Year 3 (2023)

<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>AUTHORITY-WIDE (NAWASH)</td>
<td></td>
<td>$431,622.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10001</td>
<td>Administrative Costs/Administration (1419)-Salaries</td>
<td>Salaries and benefits contributions for technical and non-technical staff responsible for the planning and administration of the capital fund and eligible recipient participation costs.</td>
<td></td>
<td>$87,311.00</td>
</tr>
<tr>
<td>10002</td>
<td>Transfers to Operations (1406)</td>
<td>Allowable transfers to operations.</td>
<td></td>
<td>$257,000.00</td>
</tr>
<tr>
<td>10003</td>
<td>Management Improvement/Management Improvement (1408)-Improvement Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Rental Costs, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvement</td>
<td>Management improvements such as management and staff training in operations and procedures, improvements to management, financial and accounting controls 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>
</tr>
<tr>
<td>10004</td>
<td>UNITED STATES (CAS)000002</td>
<td>$15,000.03</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10005</td>
<td>Appliances/Non-Dwelling Interior (1485)-Apparatus</td>
<td>ANP 3 Appliances replacements</td>
<td></td>
<td>$15,000.03</td>
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<tr>
<td>GOLDFORD VILLAGE (CAS)2000001</td>
<td></td>
<td>$206,496.97</td>
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Form HUD-50075.2(4/2008)
<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>ID0023</td>
<td>A/E, Historic Consulting, 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>ID0023</td>
<td>Sewer Lateral/Non-Dwelling Site Work (1480)-Storm Drainage</td>
<td>Replacement of Sewer Laterals as needed.</td>
<td></td>
<td>$146,800.97</td>
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<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td></td>
<td>$673,119.00</td>
</tr>
<tr>
<td>Identifier</td>
<td>Development Number/Name</td>
<td>General Description of Major Work Categories</td>
<td>Quantity</td>
<td>Estimated Cost</td>
</tr>
<tr>
<td>------------</td>
<td>-------------------------</td>
<td>---------------------------------------------</td>
<td>----------</td>
<td>----------------</td>
</tr>
<tr>
<td>AUTHORITY-WIDE (HAWAII)</td>
<td>Management Improvements/Management Improvement (1400)-Management Activities, Management Improvement (1400)-Equal Opportunity, Management Improvement (1400)-Other, Management Improvement (1400)-Administration, Management Improvement (1400)-Staff Training, Management Improvement (1400)-System Improvements</td>
<td>Management improvements such as management and staff training in operations and procedures, improvements in management, financial and accounting control systems, computer system upgrades to improve the operation and management of public housing and promote energy conservation</td>
<td>1</td>
<td>$431,622.00</td>
</tr>
<tr>
<td>ID0026</td>
<td>Transfer to Operations (1400)</td>
<td>Allowable transfer to operations</td>
<td>1</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>ID0029</td>
<td>Administrative Costs/Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Benefits</td>
<td>Salaries and benefits contributions for technical and non-technical staff responsible for the planning and administration of the capital fund and eligible resident participation costs</td>
<td>1</td>
<td>$87,311.00</td>
</tr>
<tr>
<td>KIRKLAND PINES (CA05000002)</td>
<td></td>
<td></td>
<td></td>
<td>$25,000.00</td>
</tr>
<tr>
<td>ID0029</td>
<td>Site Work/Non-Dwelling Site Work (1450)-Asphalt, Concrete, Paving, Non-Dwelling Site Work (1450)-Curb and Gutter, Non-Dwelling Site Work (1450)-Fence, Non-Dwelling Site Work (1450)-Lighting</td>
<td>Drainage irrigation at KP</td>
<td>1</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>GOLDEN GATE VILLAGE (CA05000001)</td>
<td></td>
<td></td>
<td></td>
<td>$16,497.00</td>
</tr>
<tr>
<td>Identifier</td>
<td>Development Number/Name</td>
<td>General Description of Major Work Categories</td>
<td>Quantity</td>
<td>Estimated Cost</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------</td>
<td>----------</td>
<td>-----------------</td>
</tr>
<tr>
<td>00050</td>
<td>AAI, Historic Consulting, Capital Project Consulting &amp; Other Fees &amp; Costs/Contract Administration (4490)-Other Fees and Costs</td>
<td>Architects, engineering and planning services, legal and land use surveys, title, inspections and permit fees, and environmental assessments. Historic consulting services for Section 106 and environmental review requirements. Eligible development related consulting services.</td>
<td></td>
<td>$137,104.94</td>
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<tr>
<td></td>
<td>Subtotal of Estimated Cost</td>
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<td>$85,596.94</td>
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

<table>
<thead>
<tr>
<th>Work Statement for Year</th>
<th>2025</th>
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</thead>
<tbody>
<tr>
<td>Identifier</td>
<td>Development Number/Name</td>
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Form HUD-50075.2(4/2008)
### Part III: Supporting Pages - Management Needs Work Statements (s)

#### Work Statement for Year 1 2021

<table>
<thead>
<tr>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Authority Wide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative Costs/ Administration (1410)-Salaries</td>
<td></td>
<td>$87,311.00</td>
</tr>
<tr>
<td>Transfer to Operations (Operations (1499))</td>
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<td>$218,279.00</td>
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<tr>
<td>Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements, Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-HMC Costs</td>
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<td>$87,311.90</td>
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<tr>
<td><strong>Subtotal of Estimated Cost</strong></td>
<td></td>
<td><strong>$392,901.90</strong></td>
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Form HUD-50975.2(4/2008)
<table>
<thead>
<tr>
<th>Work Statement for Year: 2 2022</th>
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<tbody>
<tr>
<td><strong>General Description of Major Work Categories</strong></td>
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<tr>
<td>Housing Authority Wide</td>
</tr>
<tr>
<td>Transfer in Operations (Operations (1406))</td>
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<tr>
<td>Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-System Improvements</td>
</tr>
<tr>
<td><strong>Subtotal of Estimated Cost</strong></td>
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</tbody>
</table>
**Capital Fund Program - Five-Year Action Plan**

**Part III: Supporting Pages - Management Needs Work Statements**

<table>
<thead>
<tr>
<th>Work Statement for Year</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Number/Name</strong></td>
<td><strong>General Description of Major Work Categories</strong></td>
</tr>
<tr>
<td>Housing Authority Wide</td>
<td></td>
</tr>
<tr>
<td>Administrative Costs (Administration (1410)-Salaries)</td>
<td></td>
</tr>
<tr>
<td>Transfer to Operations (Operations (1406))</td>
<td></td>
</tr>
<tr>
<td>Management Improvement (1408)-Management 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>
</tr>
<tr>
<td><strong>Subtotal of Estimated Cost</strong></td>
<td></td>
</tr>
</tbody>
</table>
### Capital Fund Program - Five-Year Action Plan

#### Part III: Supporting Pages - Management Needs Work Statements (s)

<table>
<thead>
<tr>
<th>Work Statement for Year</th>
<th>2024</th>
</tr>
</thead>
<tbody>
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</table>

<table>
<thead>
<tr>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Authority Wide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management Improvement</td>
<td>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>
</tr>
<tr>
<td>Transfer to Operations</td>
<td>(Operations (1406))</td>
<td>$257,000.00</td>
</tr>
<tr>
<td>Administrative Costs</td>
<td>Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry</td>
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<tr>
<td></td>
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<tr>
<td></td>
<td></td>
<td>$431,822.00</td>
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</tbody>
</table>

Form HUD-50075.2(4/2008)
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Matthew Hymel, the Marin County Administrator certify that the 5-Year PHA Plan for fiscal years 2021-2026 and/or Annual PHA Plan for fiscal year 2022 of the Marin Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to Marin County California pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan’s contents are consistent with the Consolidated Plan or State Consolidated Plan:

- MIHA's Proposed 2022 Annual Plan Update provides critical support towards the County's efforts to provide housing that is decent, safe, sanitary and in good repair for families, seniors and disabled Marin County residents. MIHA's Proposed 2022 Annual Plan Update also further augments the County's efforts to build additional affordable housing and end chronic homelessness in Marin County.
Certifications of Compliance with PHA Plan and Related Regulations
(Small PHAs)

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
Including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2022 Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning January 1, 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA’s jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
   ___ 903.7a Housing Needs
   ___ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions
   ___ 903.7c Financial Resources
   ___ 903.7d Rent Determination Policies
   ___ 903.7h Demolition and Disposition
   ___ 903.7k Homeownership Programs
   ___ 903.7r Additional Information

   A. Progress in meeting 5-year mission and goals
   B. Criteria for substantial deviation and significant amendments
   C. Other information requested by HUD
   1. Resident Advisory Board consultation process
   2. Membership of Resident Advisory Board
   3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:
(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
(ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the
administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.

8. For a PHA Plan that includes a policy for site-based waiting lists:
   • The PHA regularly submits required data to HUD’s 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
   • The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   • Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   • The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
   • The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.


12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 38 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Marin Housing Authority

PHA Name

PHA Number

HA Code

Annual PHA Plan for Fiscal Year 2022

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 Executive Director: Kimberly Carroll

Name of Board Chairman: Katie Rice

Signature: [Signature]

Date: 2/17/2022

The United States Department of Housing and Urban Development is authorized to collect 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 and, therefore, a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA Plan elements that have changed.
Resident Advisory Board Comments and MHA Responses on Proposed 2022 MHA Annual Plan Update
1. General: The agreed that PHA should communicate with the board regarding the update of the Agency Plan. The update for the update meetings. Allow the board enough time to do a thorough review of changes to the Agency Plan and ADRP.

2. General: The agreed that the update of the Agency Plan will be submitted to the board for review. The agreed that the update of the Agency Plan will be submitted to the board for review. The update meetings were held on May 22, 2022. The update meetings were held on May 22, 2022.

3. General: The agreed that the update of the Agency Plan will be submitted to the board for review. The update meetings were held on May 22, 2022. The update meetings were held on May 22, 2022.

4. General: The agreed that the update of the Agency Plan will be submitted to the board for review. The update meetings were held on May 22, 2022. The update meetings were held on May 22, 2022.

5. General: The agreed that the update of the Agency Plan will be submitted to the board for review. The update meetings were held on May 22, 2022. The update meetings were held on May 22, 2022.

6. General: The agreed that the update of the Agency Plan will be submitted to the board for review. The update meetings were held on May 22, 2022. The update meetings were held on May 22, 2022.
7 8.1 a) Management and "broaden cross agency communications and updates on work in progress. It is of utmost importance that MHA improve the procedures and policies related to the administration of the Housing Choice Voucher Program. Reports of failed communication are wide-spread. This department needs a complete review. Those residents who have a unit leased do not get answers to their concerns about landlord's failing to do repairs as requested.
b) The people who have been given a timeframe for leasing a unit with a HCV do not have access to a case manager or worker to answer questions as they go through the process.
c) There is no continuity in communications related to timeframe for lease signing, HAP contract signing, rent share and knowledge as to when the rent will be sent to the owner/landlord. Participants should be provided contact for the entire process of leasing a new unit. HCV holder need to be able to have all the information to enter into a lease agreement. Payment standards should be clearly explained and explained as to how they are applied. If the rent is higher than a payment standard the participant must have access to information on how to request a reasonable accommodation.
d) HCV holders need to have detailed information on calculations used for their share of rent; particularly related to how and when MHA calculates fees is factored in for the tenant share of rent. This is a management issue that needs to be addressed in terms of how one department communicates with another.
n) MINA agrees that complaints of poor communication from our contractor have been an ongoing issue. MINA was following up with the contractor on numerous occasions in an effort to improve communication for vouchers holders and also for owners and ensure there is proper follow up and follow through with the Housing Quality Standards Inspections.
b) MINA understands the moving process is stressful with or without a voucher and having a voucher with additional processes and steps for the tenant. MINA does have in-house employees who process the paperwork and can answer questions as they come up. However, any participant assigned to the contractor does receive their briefing and paperwork from the contractor and would need to reach out to them for any more related questions.
c) All of this information is given during the voucher briefing process which is nothing takes place when a participant first enters into the program and when they move from one unit to another. The participant is given information on all aspects of the program, walked through the Request for Tenancy Approval process and given the payment standards.
d) This information is provided in great detail in the briefing packet and gone over during the briefing. Briefings are mandatory and every voucher holder has attended a briefing and been given this information.

8 8.1 a) HUD allowed the agency to waive requirements for the HCV inspections in 2020 and in 2021 due to the pandemic. They were allowed to have the owner/landlord do a "self-certification" regarding repair or condition of the units. The authority failed to meet the requirements for HCV inspections in 2019, before there was a pandemic.
b) HUD's determination is that the agency is required to correct the problem and do HCV inspections on all the properties that failed or that they did not inspect.
c) The agency response to the HUD audit finding states that there is a software program in place to track follow up of all HAP contracts/HCV units are in place and that they now have regular inspections, contractions to follow up, etc.
d) The board recommends increasing inspections and contacts with owner/landlords that have units in repeated "failed" status. There have been reports by HCV residents that certain landlords/owners will threaten to have them evicted if they seek repairs / replacements of the unit. MINA must make a concerted effort to advise and inform all owners that this tactic is not allowed and is a violation of Fair Housing laws. In addition, the ability of a resident to get someone to handle their problems about repairs to the unit and to deal with landlord's neglect has fallen on deaf ears. People are switched around in their jobs, are transferred or are let go or they quit.
e) Management should be dealing with these issues as part of their overall improvement of management.

9 8.2 a) The Agency is to be commended for obtaining the vouchers to help relieve low income families, the homeless, etc. It is important to ensure that the voucher's reach the target population and that administration of those vouchers is managed to that can.
b) RAB questioned staff about availability of HCV for those residents in public housing who due to some impairment need a reasonable accommodation. If there are no units in their complex that meet the requirements of the tenant the agency may provide the person with a voucher to use in the private market. RAB members believe it is important to have this policy made known and available to residents and that it be clearly explained in ACOH1/Agency Plan.

The MINA Administrative Plan ("Admin Plan") for the Housing Choice Voucher Program [https://hud2020.website.com/44402d00/files/201409152000%20admin%20approved%202021%202021adminadminplan.pdf] and the Admissions and Continuation Occupancy Policy ("ACOP") [https://hud2020.website.com/44402d00/files/201409152000%20acop%201%202021adminacop.pdf], both approved by the MINA board in December 2021, have sections on Reasonable Accommodation for Persons with Disabilities. Each provides guidance on Reasonable Accommodations so that residents can have information to interpret and advocate for their own personal situation. The Admin Plan and the ACOP are both on the MINA website as noted above. The MINA has also provided the RAB with a Reasonable Accommodation Fact Sheet from Fair Housing of Marin [http://fairhousingmarin.org/uploads/1/19/1/7051262/reasonable_accommodation.fa.pdf]. MINA also has staff who can answer questions regarding resident's Reasonable Accommodations. MINA will provide the RAB with additional information if more understanding of Reasonable Accommodations is needed.
Integrated Pest Management (IPM)

Rapid Pest Response Program for Golden Gate Village

The Marin Housing Authority takes reports and evidence of rodents seriously. To protect the health and safety of our residents, we will continue to advance an Integrated Pest Management (IPM) Program. Everyone who lives or works at one of our developments has a part to play in the IPM process. IMP identifies action thresholds, a number that evidences infestation, from random incursion. Compare your observations to action thresholds and scale the treatment to the level of pest evidenced.

THE IPM PROCESS

1. **Reporting:** Residents are directed to call the MHA’s Work Order line to report all pest challenges in their apartment or public accessible common area. Calls for other residents cannot be accepted as lease, unit entry, & unit charges need tenant authorization.

2. **Inspection:** MHA staff or a contract representative will inspect the unit and building and/or grounds area as appropriate. Pest monitoring devices may be used to determine the extent of the problem and circumstances that might influence control or eradication efforts. When a resident reports a pest issue to management, all factors that may be contributing to the issue must be considered:
   
   (a) Are there intrusion points in the building/unit envelope to be secured? Or, does furniture in the unit harbor pests?
   
   (b) Identify the pest when possible to mitigation can be targeted. Also, are pets in the area? Are pet doors, food, and water attracting rodents?
   
   (c) Do door sweep cracks or window openings, vents allow intrusion?
   
   (d) Waste disposal management, debris, hoarding, unit housekeeping or other factors will need to be documented to identify potential contributing factors inviting pests.
   
   (e) Residents are asked, as part of lease compliance, to cooperate with MHA requested intervention.

3. **Seal Up:** The impacted area needs to be sealed to prevent introduction of more pests.

4. **Clean Up the Area** - MHA is responsible for maintaining buildings and facilities. Residents can be assisted to cooperate with IPM through training, counseling, and education. If housekeeping is an issue a lease notice should be delivered as a reminder that residents are responsible under their lease for maintaining good housekeeping of their units. This includes proper food storage and housekeeping. If more than usual pest control services are required caused by the tenant they may be charged.

5. **Trap Up** - MHA will treat areas based on pest traffic, using control methods appropriate for the conditions found. Residents should be aware of how to handle rodents trapped when the trap is in their unit. Other measures may include, but not be limited to:
Integrated Pest Management (IPM)

- Physical: trapping pests or blocking them out;
- Cultural: changing behaviors (i.e., recycling bottles and cans promptly, rather than storing them at home where they provide food and shelter for pests);
- Biological: using living things that kill pests; and
- Chemicals will not be used at MHA properties for addressing rodents.

6. Regularly, depending on the location, evaluate effectiveness of IPM to determine whether more control is needed or if the area can return to a regular inspection schedule.

DAY-TO-DAY IPM

1. Everyone on the IPM team inspects for pests.

2. Whoever finds a pest calls in a work order, which is coded to be pest-specific. The work order system is crucial for tracking problems so that property-wide trends can be identified and addressed.

3. A Pest management professional (PMP) or property staff member with pest-control knowledge inspects the area, identifies the problem, and makes a plan for action. The plan includes who will do what. Take pictures to document intrusion and housekeeping.

4. At least two control options are used (for example, sealing, cleaning and setting traps, dusting beneath and behind appliances). Unit-specific records are put in an IPM log every time a staff member or a PMP works on the problem.

5. MHA Staff and residents will continue to inspect, monitor, record observations, and follow up. If the initial efforts don't work, reevaluate the treatment plan and try a different set of control options. Learning where control was not successful helps an IPM program develop into a system that works for the site.