Addendum to HUD-50075-ST B.6 (12/2014)

2020 Marin Housing Authority Agency Plan Update (In Order Received)

Marin Housing Authority (MHA) will make the updated 2021 Agency Plan Available to RAB for review by July 15, 2020. This will allow for more time for members to review the updated plan before the commencement of the public comment period. The plan will continue to take be posted at the MHA website, corporate office & GGV. Additionally, the plan will be sent to the Marin County Libraries.

Kinship Care/Behavior of Household Members/Screening comments will be addressed in the review of the ACOP during 2020.

MHA staff held meetings to discuss capital fund expenditures & Operating Expenses with the RAB in April & June of 2019. Additionally, a Freedom of Information Act (FOIA) request was made by the RAB requesting contracts/bills and work documents related to the “consultants” referenced in the comments. MHA prioritizes capital funding expenditures according to the Physical Needs Assessments with advisement and input from property management, maintenance personnel, the modernization manager, the applicable Resident Council if seated, the Resident Advisory Board, and consultants such as engineers, architects and contractors.

The Housing Authority does not have architects, engineers, or construction managers on staff. Generally, most construction projects require the services of architects, engineers and consultants to make assessments, create plans and specifications, and carry out construction management services. These costs are eligible Capital expenditures. As the Housing Authority examines the possibility of pursuing the Rental Assistance Demonstration (RAD) for AMP II and continues the revitalization planning process with Golden Gate Village, it is expected that MHA will continue to require the assistance of consultants to assist in areas such as development, community outreach, development finance, legal, etc.

Those priorities and budgets are articulated in the Agency Plan as well as the separate 5 year Rolling and Annual Capital Plans. The 5 Year rolling and Annual Capital Plans are viewed by HUD as general outlines as to which projects the Housing Authority may pursue.

Each year another set of circumstances arise that prevents MHA from doing the expensive repairs and replacements needed to rehabilitate GOV. MHA states that due to historical designation of Golden Gate Village extra time and money will be required to do revitalization work. AMP II properties have work that needs to be done, however. GOV property has always taken precedence. It remains a serious issue that MHA has not been able to resolve on-going property needs at Golden Gate Village or meet the needs of AMP II.
If priorities, needs or plans change, the Housing Authority may adjust both the 5 Year Rolling and Annual Capital Plans accordingly. Depending on the significance or the change, the Housing Authority may be required to do a budget revision. If the Housing Authority substantially deviates from the 5-Year Agency Plan or makes a Significant Amendment to the Agency Plan or 5-Year Capital Plan (as defined by the attached definitions of Substantial Deviation.

Energy Efficiency measures and the referenced ESCO contract with Johnson Controls will be discussed in detail at an upcoming RAB meeting.

In order to meet the expensive repairs and to keep viable properties designated as AMP II, some of which are over fifty years old, MHA is "analyzing" HUD's Rental Assistance Demonstration program.

Nan Mc Kay Contract – MHA will continue to hold Nan McKay accountable for the provisions with their contract. The VP of Nan Mckay was present at two RAB meetings and has agreed to continue to present at the RAB meetings as needed.