

HOMELESS IN PARADISE
August 28 – September 4, 2020

IN OUR OWN BACKYARD - Part 44



MOVING DAY

(Photo courtesy of Google Free Images; haiku quintet by Wanda Sue Parrott)

*landlords pass the buck
greed drives rental rates sky high
section 8 is scorned
moving day arrives
folks who can't afford high rents
shift to cars or tents
does god heed hearts' cries
are the covid viruses
angels in disguise
death threats now have forced
need for shelter to top spot
of officials' lists
this peninsula
can no longer boondoggle
judgment day is near*

ATTENTION LANDLORDS: 150 LOW-INCOME HOUSING UNITS NEED YOU!

By Wanda Sue Parrott

PROVIDING affordable housing is a top priority of every community on the Monterey Peninsula.

If the NIMBY buck was boondoggled by being passed in the past, the federal Shelter in Place orders of March 13, 2020 ended that old gig and kicked off a new one: Shelter in Place (SIP).

When homelessness merged with Covid-19, the need for affordable housing was forced to the fore.

Mary Duan declared in the July 23-29 edition of her Monterey County Weekly "The Local Spin" column on Illusionary Housing: "There's been no affordable housing for 25 years."

Six weeks later, elected officials (from Governor Gavin Newsom to county supervisors, mayors and council members) have stopped shuffle-shifting and are trying to thwart the runaway housing crisis.

For instance, State of California's Project Roomkey placed homeless men and women in local motels for 120 days, or until the Covid-19 crisis is declared over. Its next phase is Project Homekey in which permanent housing occurs.

What can you do? Start reading Public Notices!

Read Your Local Public Notices

Scan the classified ad section of the free online or giveaway newspapers in your community. or in any other local publications you might acquire.

You'll easily spot a public notice because it's boxed and contains boldface PUBLIC NOTICE capitals.

Like Legalese, it might not be in easy English, especially if filled with acronyms, but if you read it aloud twice, it'll sink in. On your third round, you'll actually get it!

Think of the old saw "Practice makes perfect" and then give reading public notices a try.

Remember Section 8 Housing Vouchers?

If you're a landlord, homeowner or tenant waffling about affordable rent, start by reading this Public Notice that's reminiscent of Section 8 housing that worked this way (when it worked at all):

Qualified low-income individuals eligible for Section 8 housing received vouchers from HUD that guaranteed their rent would be subsidized, meaning the renter paid part of his/her rent and HUD picked up the tab for the balance.

The landlord got his/her full fair market value rent and the tenant got a decent place to live.

Problem was there were more homeless people with vouchers than landlords who would take them.

That was then. This is now.

At stake will soon be 150 units in a win-win situation.

Read around the acronyms to get the idea!

This notice was posted by the Housing Authority of the County of Monterey, whose PUBLIC NOTICE—REQUEST FOR PROPOSAL appears on page 38 of the Monterey County Weekly's August 20-26, 2020, issue in the Classifieds Section under Legal Notices.

Public Notice—Request For Proposal (RFP)

The Housing Authority of the county of Monterey (HACM) is inviting owners and developers of rental property within the County of Monterey to submit proposals for participation in the Housing Choice Voucher (HCV) Project Based Voucher (PBC) Program.

The primary purpose of this allocation is to project base new construction and rehabilitated housing rental units that are decent, safe and sanitary for rental to low-income families.

HACM will accept applications on a competitive basis on August 19, 2020.

The HACM is authorized under Title 24 Code of Federal Regulations (CFR) Part 983 to provide HCV Project-Based assistance utilizing funds provided to the HACM for the HCV Program.

HACM has established the PBV Program in compliance with 24 CFR part 983 and the latest statutory changes to the PBV program were enacted recently by the Housing Opportunity Through Modernization Act (HOTMA). A detailed account of HOTMA changes, and further guidance, is provided under PIH Notice 2017-21, published October 30, 2017.

All financing of project costs and operating expenses will be the responsibility of the owner.

Rents that are established for the project will be proportionate to other comparable rents for similar rental units in the area in which the project is located based on an appraisal by a qualified state-certified appraiser. In all cases, however, rents cannot exceed the maximum Payment Standard established by the HACM for the HCV Program.

These units will be leased to eligible low-income families referred by HACM or to eligible tenants in occupancy of the unit at the time of the submission of the proposal.

This is part of an initial offering of 150 units available for rental assistance brought under contract with the PBV Program.

Interested parties are directed to our website www.hamonterey.org to download the Request for Proposal Packet.

So, in easy English here is what I think this Public Notice is saying:

Landlords Are Needed!

The current fires are adding some HOTMA times to our own towns tonight and landlords are desperately needed! Those who qualify will get vouchers! The Public Notice concludes:

Questions regarding this procurement should be directed to Maria Madera at 831-775-5040 or maria.medina@hamonterey.org.

Only proposals in response to this invitation will be accepted for consideration. Owners will be notified by letter of the acceptance or rejection of their proposal.

Participation in this program requires compliance with the Fair Housing and Equal Opportunity Requirements.

The closing date and time for receipt of sealed proposals is September 21, 2020 at 5:30 p.m. (PST).

All proposals shall be submitted in "Sealed Envelopes" and may be delivered or hand carried to:

*Housing Authority of the County of Monterey
Attn: Maria Madera
123 Rico St.
Salinas, CA 93907*

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About this Column: "Homeless in Paradise" is a free public service self-funded and produced by the author. During the Covid-19 pandemic, this column appears regularly on the last week of each month in the Cedar Street Times at www.cedarstreettimes.com (and as periodic FLASH columns like this one).

It also appears on Facebook, in Next Door and on private email lists. If interested in being added to the list, submit your request to the contact info below.)

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Contact Wanda Sue Parrott at 831-899-5887, amykitchenerfdn@hotmail.com