

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>CARLSBAD HOUSING AGENCY - CARLSBAD HOUSING &amp; NEIGHBORHOOD SERVICES</u> PHA Code: <u>CA077</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>n/a</u> Number of HCV units: <u>703 baseline</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b> N/A	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The PHA's Mission is to promote adequate and affordable housing, based on the needs of low-income, very low-income, and extremely low-income families within the City of Carlsbad.  In addition, the PHA's Mission is to support the Housing & Neighborhood Services' mission to improve or enhance the quality of life and sense of community for those who live and/or work in Carlsbad by providing connections to City information and services and through focused program development and implementation, community engagement and outreach services and provision of affordable housing opportunities												

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Goals:**

1. Expand the supply of assisted housing - - Objectives:
  - PHA will respond and apply for additional funding, if available;
  - Leverage private or other public funds to create affordable housing opportunities:
    - Utilizing Housing Trust Funds through the City of Carlsbad's Inclusionary Housing Ordinance
    - Utilizing HOME and CDBG funds
  - Acquire or build units or developments
  - Seek opportunities to collaborate with private developers and non-profit agencies in an effort to expand affordable housing opportunities.
  
2. Improve the quality of assisted housing - - Objectives:
  - Improve Voucher Management by continuing to be recognized as a High-Performer in accordance with HUD's SEMAP performance evaluation
  - Increase customer satisfaction
  - Improve management functions
  - Fully utilize and maintain HAP costs within HUD funded allocations
  
3. Increase assisted housing choices - - Objectives:
  - Conduct outreach efforts to potential rental property owners
  - Maintain voucher payment standards to increase assisted housing choices
  
4. Promote self-sufficiency and asset development of families and individuals - - Objectives:
  - PHA will continue to administer the Family Self-Sufficiency Program
  - PHA representative will continue to meet quarterly with local support services representatives
  - PHA will continue collaborative relationships with local non-profit and support services agencies that assist the elderly and/or disabled individuals
  
5. Ensure equal opportunity and affirmatively further fair housing - - Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
    - PHA will provide educational information about equal opportunity and fair housing at all Section 8 Program Briefings and Move Briefings
    - PHA will provide reasonable accommodations for persons with disabilities or frail elderly
    - PHA will contract with the Center for Social Advocacy, a non-profit agency that provides advocacy on fair housing and tenant/landlord mediation issues.

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

2. Financial Resources:

**Statement of Financial Resources: Planned Sources and Uses**

[24 CFR Part 903.12 (b), 903.7 (c)]

Source: Federal Grants (CY 2009 grants)	
Annual Contributions for HCV Program	\$ 4,901,114
<b>Total Resources</b>	<b>\$ 4,901,114</b>

3. Financial Resources:

**Rent Determination**

**Payment Standards**

Describe the voucher payment standards and policies.

What is the PHA's payment standard? (select the category that best describes your standard)

- Above 100% but at or below 110% of FMR for studio, one and two bedroom payment standards.

6.0

If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)
- Higher standards in accordance with the San Diego Apartment Association Rent Survey

11. Fiscal Year Audit:

Year ended June 30, 2009 – The audit disclosed no audit findings required by the auditors to be reported under paragraph .510(a) of OMB Circular A-133.

13. Violence Against Women Act (VAWA):

The PHA complies with VAWA and has advised staff of outside resources available to child or adult victims of domestic violence, dating violence, sexual assault or stalking. Staff has been directed to provide referrals to outside agencies that provide such services, including the Women's Resource Center, which is located in Oceanside and provides domestic violence services in the PHA service area.

In addition a brochure titled: *Violence Against Women Act – What Applicants, Tenants, Owners and Landlords Need to Know* is available in the lobby of the Housing Department and is included in the Briefing Packets.

**6.0 PHA Plan Update - continued**

**(a) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan: (For a complete list of PHA Plan elements, see Section 6.0 of the instructions.)**

**Main administrative office of the PHA:**

- City of Carlsbad  
Housing & Neighborhood Services  
2965 Roosevelt Street, Suite B  
Carlsbad, CA 92008

**Main administrative office of the local, county or State government:**

- City of Carlsbad – City Hall  
City Clerk & Records Management  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

**Public libraries:**

- City of Carlsbad  
Main Library  
1775 Dove Lane  
Carlsbad, CA 92011
- City of Carlsbad  
Georgina Cole Library  
1250 Carlsbad Village Drive  
Carlsbad, CA 92008

**Other:**

- City of Carlsbad  
Senior Center  
799 Pine Avenue  
Carlsbad, CA 92008

**PHA Plan Supporting Documents are available for inspection at:**

**Main business office of the PHA:**

- City of Carlsbad  
Housing & Neighborhood Services  
2965 Roosevelt Street, Suite B  
Carlsbad, CA 92008

7.0 N/A	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>
8.0 N/A	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1 N/A	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2 N/A	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3 N/A	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  See attached excerpt from Section 8 Waiting List – Affirmative Action Report for Elderly and Non-Elderly applicants on the Waiting List.
9.1	<b>Strategy for Addressing Housing Needs.</b> Provide a brief 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  Utilize available funding to assist the greatest number of households on the Section 8 Waiting List. In addition, the PHA will apply for any additional funding that becomes available.
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  <i>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</i>  See Attached: <b>PROGRESS IN MEETING MISSION AND GOALS STATEMENT</b>  <i>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</i>  PHA Definition of “significant amendment” and “substantial deviation/modification”: Any change that will substantially negatively impact a majority of Section 8 participants and/or Section 8 Waiting List applicants, unless that change is required or mandated as a result of funding constraints and/or regulatory changes.

<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) <b>Attached</b></li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <b>Not Applicable</b></li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <b>Not Applicable</b></li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <b>Not Applicable</b></li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <b>Not Applicable</b></li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>See Attached</b></li> <li>(g) Challenged Elements <b>See Attached</b></li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b>Not Applicable</b></li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>Not Applicable</b></li> </ul>
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**ATTACHMENT TO HUD-50075  
PHA 5-YEAR AND ANNUAL PLAN**

**PROGRESS IN MEETING MISSION AND GOALS STATEMENT**

**PROGRESS OF 5-YEAR PLAN GOALS AND OBJECTIVES – FY 2005 - 2009**

PHA Goal: Expand the supply of assisted housing

*Objective: 1) Leverage private or other public funds to create additional housing opportunities; and 2) Collaborate with private developers and non-profit agencies.*

- Affordable Housing Construction Assistance - Carlsbad’s affordable housing program allows the City to assist in the development of new affordable housing units; resulting in an increase of the availability of affordable housing for renters that is decent and safe.

PHA 5-YEAR PLAN GOALS AND OBJECTIVES	2005	2006	2007	2008	2009	Total 2005-2009
Assist in construction of new affordable housing.	56 units	3 units	168 Units	78 Units		305 total units
Carlsbad Family Housing	56					
Laguna Point Inclusionary Housing		3				
Hunters Point Inclusionary Housing			168			
Glen Ridge Inclusionary Housing				78		

PHA Goal: Improve the quality of assisted housing

*Objective: Improve voucher management (SEMAP score).*

- Obtained a 98% PIC reporting rate
- Designated by HUD as a high-performer for FY 2008 and 2009
- Maintained and utilized HAP costs within the HUD allocation

**COMMENTS AND CHALLENGES**

**COMMENTS AND CHALLENGES -**

There were not any comments or challenges received during the 45-day public comment period. There were no comments or challenges received from the Resident Advisory Board, the Housing Commission, or the Housing and Redevelopment Commission. There were no comments or challenges from the public hearing.

There was one suggestion that was made by the Housing Commission and that was to pull applicants off the Section 8 Waiting List and assist them instead of absorbing families that have ported into our jurisdiction.

There are no comments or challenges to address in this PHA 5-Year and Annual Plan Submission.

**PIA Certifications of Compliance with PIA Plans and Related Regulations**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Affairs  
Revised 4/28/2011

**PIA Certifications of Compliance with the PIA Plans and Related Regulations:  
Board Resolution to Accompany the PIA 5 Year and Annual PIA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) and being at the Center on the Urban Future's request of a vote to be held by the Board of Commissioners, appears in the presence of the 5-Year and Annual PIA Plan for the first year beginning July 1, hereafter referred to as "the Plan", of which this document is a part, and certifies that the following certifications are approved in accordance with the Department of Housing and Urban Development (HUD) in accordance with the certification of the Plan and regulations thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy for incorporating such strategy for the jurisdictions which the PHA is located.
2. The Plan contains a certification by the appropriate State or local official that the Plan is consistent with the applicable Comprehensive Plan, which includes a certification that requires the preparation of an analysis of impediments to Fair Housing Choice, for the PHA's jurisdiction, and a description of the manner in which the PHA Plan is consistent with the applicable Comprehensive Plan.
3. The PHA certifies that there has been no change, amendment or otherwise, to its Capital Fund Program (and Capital Fund Program/Replan (and Housing Plan), Annual Statements), since submission of the next approved Annual Plan. The Capital Fund Program Annual Statements and Annual Replans/Replans must be submitted annually and if there is no change.
4. The PHA has established a Resident Advisory Board or boards, the membership of which represents the residents residing in the PHA jurisdiction with the Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 200.100). The PHA has a checklist for the Plan's submission 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.
5. The PHA made the process of the and all information relevant to the public hearing available for public inspection at least 15 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 comply with the Plan in accordance with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by identifying, assessing, and proposing to remedy identified any impediments to fair housing through the Plan's program, address those impediments in a reasonable fashion in view of the resources available and work with local land owners and developers of the jurisdiction to identify and effectively further fair housing that require the PHA to provide financial resources reflecting those and past and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly updates its methods to HUD's 50054 POC063 website (as accurate, complete and timely manner as specified in PHA Notice 2006-04);
  - The system's site-based waiting lists provides for a checklist to use to apply for 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 notified to visit and attend open and open at each site;
  - Acquisition of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take immediate measures to ensure fair and equal housing for its residents with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list to help determine if it is consistent with the Fair Housing Act and other provisions as specified in 24 CFR part 200.100(11).
9. The PHA will comply with the prohibition against discrimination on the basis of age pursuant to the Age Discrimination Act of 1967.
10. The PHA will comply with the Americans with Disabilities Act of 1990 and 24 CFR part 200.100. Procedures for the Enforcement of Regulations and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 8 of the Housing and Urban Development Act of 1965, Employment Opportunities for Low- and Very-Low-Income Persons, and with its implementing regulations at 24 CFR Part 117.