

<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: COMMUNITY DEVELOPMENT COMMISSION OF NATIONAL CITY PHA Code: CA116 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2010					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 1044					
<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>	<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	
					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:  See attached 5.1 Mission					
<b>5.2</b>	<b>Goals and Objectives.</b> 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.  See attached 5.2 Goals and Objectives					
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  See attached 6.0 PHA Plan Update  (b) 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.					
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.					
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.					
<b>8.1</b>	<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.					
<b>8.2</b>	<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.					
<b>8.3</b>	<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	<p><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.</p> <p>See attached 9.0 Housing Needs</p>
9.1	<p><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></p> <p>See attached 9.1 Strategy for addressing Housing Needs</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>See attached 10.0 Additional Information</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **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.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall 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.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and 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.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of 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.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or 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 HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. 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/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

- 9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- 9.1 Strategy for Addressing Housing Needs.** 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## 5.1 Mission

To promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination to the low income households in the City of National City.

## 5.2 Goals and Objectives

### **PHA Goal: Expand the supply of assisted housing.**

Objective: Increase housing choices for families and individuals.

- Apply for additional vouchers
- Provide incentive to private property owners to rent to very low income families by offering timely assistance payments.

### **PHA Goal: Improve the quality of assisted housing**

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted units.

- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Provide replacement vouchers
- Concentrate on efforts to improve specific management functions such as voucher unit inspections.
- Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted units

### **PHA Goal: Increase assisted housing choices**

Objective: Balance service delivery in all housing market areas

- Conduct outreach efforts to potential voucher landlords
- Provide replacement vouchers
- Maintain current number of vouchers within funding level

### **PHA Goal: Provide an improved living environment**

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted units.

- Designate developments or buildings for particular resident groups. Kimball Tower – elderly only designation
- Assist the local economy by increasing the occupancy rate and the amount of money flowing in the community.

### **PHA Goal: Promote self-sufficiency and asset development of families and individuals**

Objective: Create additional economic independence opportunities for families and individuals.

- Increase the number and percentage of employed persons assisted families

- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Create additional economic independence opportunities to families and individuals

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

Objective: Promote equal housing opportunities.

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- Promote equal housing opportunities.

**Other PHA Goals and Objectives: Deter and eliminate program fraud**

- Promote understanding of program rules
- Provide tenant counseling
- Take all steps necessary to prevent fraud, waste and mismanagement

**6.0 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**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for HCV	\$8,530,461	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	\$1,099,735	Housing Rehabilitation Assistance
h) HOME	\$642,423	First time homebuyers assistance, acquisition/rehabilitation, transitional housing for victims of domestic violence
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
<b>5. Non-federal sources (list below)</b>		
Redevelopment Housing Set-Aside Funds (estimated)	\$324,000	Redevelopment activities and admin
Redevelopment Housing Set-Aside Funds (estimated)	\$3,245,578	L & M housing and admin
<b>Total resources</b>	<b>\$13,842,197</b>	

3. Financial Resources:  
**Rent Determination**

**Payment Standards**

What is the PHA's payment standard?



At or above 90% of FMR

11. Fiscal Year Audit:

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

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan:

**Main administrative office of the PHA:**

Community Development Commission of National City  
Section 8 Rental Assistance Division  
140 E 12<sup>th</sup> Street, Suite B  
National City, CA 91950

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

City of National City – City Hall  
City Clerk  
1243 National City Boulevard  
National City, CA 91950

**Public library:**

City of National City  
Main Library  
1401 National City Boulevard  
National City, CA 91950

## 9.0 Housing Needs

The PHA has analyzed the housing needs of low income and very low income families who reside in the PHA's jurisdiction. The housing needs of these groups continue to be great considering the high cost of rental housing in the PHA's jurisdiction. The overall vacancy rate topped 5% for the first time since the mid-1990's.

The March 2009 MarketPointe Realty Advisors Executive Summary states that average rental rate dropped 1.5% from the per month average seen six months ago. From a year over year perspective, the news is slightly better as the current rental rate is 0.9% higher than the average seen in March 2008. Although the drop in rental rate, low income families are still encountering difficulties in finding affordable rental units.

The PHA's jurisdiction encompasses one Consolidated Plan jurisdiction.

Housing Needs of Families on the PHA's Section 8 Tenant-Based Assistance  
Waiting List

	# of Families	% of Total Families	Annual Turnover
Waiting list total	2887		120
Extremely low income (<=30% AMI)	2395	82.96%	
Very low income (>30% but <=50% AMI)	463	16.04%	
Low income (50% but <=80% AMI)	29	1.00%	
Families with children	1709	59.20%	
Elderly families	666	23.07%	
Families with disabilities	512	17.73%	
Hispanic	1998	69.21%	
No-Hispanic	889	30.79%	
American Indian/Alaska Native	18	0.62%	
Asian	379	13.13%	
Native Hawaiian/Pacific Islander	54	1.87%	
Black/African American	243	8.42%	
White	2193	75.96%	

### 9.1 Strategy for Addressing Housing Needs

#### **Need: Shortage of affordable housing for all eligible populations**

Strategy 1. Maximize the number of affordable units available to the PHA within its resources by:

- Maintain or increase Section 8 lease-up rates by establishing payments standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program,
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.

Strategy 2. Increase the number of affordable housing units by:

- Apply for additional Section 8 units should they become available

#### **Need: Specific Family Types: Families at or below 30 % of median**

Strategy 1. Target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.

- Restrict increases in program costs by strictly limiting increases in initial voucher size, therefore, ensuring that families at or below 30% of AMI can be targeted and served within available funding levels.

**Need: Specific Family Types: Families at or below 50% of median**

Strategy 1. Target available assistance to families at or below 50% of AMI

- Encourage alternative living arrangements, such as shared housing, and restrict increases in program costs by strictly limiting increases in initial voucher size, therefore, ensuring that families at or below 50% of AMI can be targeted and served within available funding levels.

**Need: Specific Family Types: The Elderly**

Strategy 1. Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- The City is planning on constructing another senior tower adjacent to the existing Morgan-Kimball Towers.

**Need: Specific Family Types: Families with Disabilities**

Strategy 1. Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

Strategy 1. Increase awareness of the PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- The CDC works with community-based organizations (CBO's) to affirmatively market the Section 8 program to minority households.
- Evaluate program waiting list to determine the necessity of affirmative marketing to races/ethnicities that have disproportionate housing needs. If a need is indicated, develop an affirmative marketing campaign.

Strategy 2. Conduct activities to affirmatively further fair housing:

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations.

## Other Housing Needs and Strategies

### Reason for Selecting Strategies:

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with residents
- Results of consultation with advocacy groups

## 10.0 Additional Information

### (a) Progress in Meeting Mission and Goals

- The PHA updated its Section 8 Handbook and Section 8 Family Handbook in 2007. The updated handbooks have information on the Violence Against Women Act (VAWA) and the Enterprise Income Verification System, as well as program policies, procedures, and regulations. The Family Handbooks are issued to new program applicants at briefing. The Landlord Handbook is provided to landlords at outreach events.
- The PHA complies with VAWA and has advised staff of outside resources available to child or adult victims of domestic violence, dating violence, and sexual assault or stalking. The PHA also has an agreement with the city's police department in cross referencing any criminal activities that occur in any assisted units within its jurisdiction.
- The PHA has maintained its high performer status for SEMAP, along with its MTCS reporting rate.
- The PHA has an active program abuse policy and is diligent in ensuring families comply with program regulations, as well as the PHA's zero tolerance policy for drugs and violent criminal activities.
- The PHA screens all its families for violent criminal activities, as well as for registered sex offender status.
- The PHA maintains a listing of rental housing in areas of greater opportunity for selection by Section 8 program participants.
- The PHA continues to provide educational information to rental property owners and managers.

### (b) Significant Amendment and Substantial Deviation/modification

#### Substantial Deviation from the 5-Year Plan:

A change that will substantially negatively impact a majority of Section 8 participants or waiting list applicants considered a substantial deviation from the 5-Year Plan except when the change is determined to be necessary in order to comply with regulatory requirements, respond to funding constraints, or respond to a federally, state, or locally ordered emergency.

**Significant Amendment or Modification to the Annual Plan:**

A change that will substantially negatively impact a majority of Section 8 participants or waiting list applicants is considered a significant amendment or modification to the Annual Plan except when the change is determined to be necessary in order to comply with regulatory requirement , respond to funding constraints, or respond to a federally, state, or locally ordered emergency.

CITY OF NATIONAL CITY  
NATIONAL CITY, CALIFORNIA

Single Audit Report on Federal Awards

Year ended June 30, 2009

CITY OF NATIONAL CITY  
Single Audit Report on Federal Awards  
Year ended June 30, 2009

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Honorable Members of the City Council  
City of National City, California

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED  
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

We have audited the financial statements of the City of National City, California (the City) as of and for the year ended June 30, 2009, and have issued our report thereon dated December 28, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of National City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the City's financial statements that is more than inconsequential will not be prevented or detected by the City's internal control.



Honorable Members of the City Council  
City of National City, California  
Page Two

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the City's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weakness. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

We noted certain matters we reported to the management of the City of National City in a separate letter dated December 28, 2009.

This report is intended solely for the information and use of the City's management and City Council and is not intended to be and should not be used by anyone other than these specified parties.

*Mayer Hoffman McCann P.C.*

Irvine, California  
December 28, 2009



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Honorable Members of the City Council  
City of National City, California

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO  
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER  
COMPLIANCE AND ON THE SCHEDULE OF EXPENDITURES OF FEDERAL  
AWARDS IN ACCORDANCE WITH OMB CIRCULAR A-133**

Compliance

We have audited the compliance of the City of National City, California (the City) with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2009. The City's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the City's management. Our responsibility is to express an opinion on the City's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the City's compliance with those requirements.

In our opinion, the City complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2009.

Internal Control Over Compliance

The management of the City is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the City's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

#### Schedule of Expenditures of Federal Awards

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of National City as of and for the year ended June 30, 2009, and have issued our report thereon dated December 28, 2009. Our audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying Schedule of Expenditures of Federal Awards and the supplementary information (the Financial Data Schedule) are presented for purposes of additional analysis as required by OMB Circular A-133 and the U.S. Department of Housing and Urban Development and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.

This report is intended for the information of the City's management, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than those specified parties.

*Mayer Hoffman McCann P.C.*

Irvine, California  
December 28, 2009

CITY OF NATIONAL CITY  
Schedule of Expenditures of Federal Awards  
Year ended June 30, 2009

Federal Grantor/ Pass-through Grantor/ Program Title	Program Identification Number	Federal Domestic Assistance Number	Federal Financial Assistance Expenditures	Amount Provided to Subrecipients
<u>U.S. Department of Health and Human Services</u>				
Passed through the County of San Diego				
Special Programs for the Aging, Title III, Part C	388636	93.045	\$ 273,531	-
<u>U.S. Department of Housing and Urban Development</u>				
Direct assistance:				
Community Development Block Grant - Entitlement Program	B-08-MC-06-0560	14.218	1,217,674 *	184,971
HOME Investment Partnerships Program	M-06-MC-06-0522	14.239	277,510	152,858
Section 8 Housing Choice Vouchers	CA116V0	14.871	9,212,741 *	-
Section 8 Housing Choice Vouchers - Morgan Towers**	CA60006011	14.871	613,345 *	-
Supportive Housing for the Elderly - Morgan Towers	CA60006011	14.157	2,673,586 *	-
Healthy Homes Demonstration Grants	CALHH0145-05	14.901	279,524	123,880
Total U.S. Department of Housing and Urban Development			14,274,380	461,709
<u>U.S. Department of Justice</u>				
Direct assistance:				
Edward Byrne Justice Assistance Grant Program	various	16.738	94,329	-
Project Safe Neighborhood Grant Program	2003-GP-CX-0542	16.609	11,780	-
Total U.S. Department of Justice			106,109	-
<u>U.S. Department of Transportation</u>				
Direct assistance:				
Click It or Ticket - State and Community Highway Safety	CT09279	20.600	11,403	-
OTS DUB Enforcement - State and Community Highway Safety	AL0817	20.600	130,084	-
Sobriety Checkpoint Grant-OTS	SC09279	20.600	7,217	-
Traffic Collision System-OTS	RS0901	20.600	33,570	-
Total U.S. Department of Transportation			182,274	-
<u>Corporation for National and Community Service</u>				
Passed through the California Service Corps:				
AmeriCorps	03ACHY12-C65	94.006	640,967 *	-
<u>U.S. Department of Homeland Security</u>				
Direct assistance:				
Assistance to Firefighters Grant Program	n/a	97.044	15,091	-
Homeland Security Grant Program	Various	97.073	45,700	-
Total U.S. Department of Homeland Security			60,791	-
<u>Institute of Museum &amp; Library Services</u>				
Direct assistance:				
Library Services and Technology Act (LSTA) Grants	40-7114	45.310	220,778	-
Total Federal Financial Assistance Expenditures			\$ 15,758,830	461,709

n/a - Not Available

\* - Major Program

\*\* - See Note 1(d) in the Notes to the Schedule of Federal Awards for HUD required information

The accompanying notes are an integral part of this schedule

CITY OF NATIONAL CITY

Notes to the Schedule of Expenditures of Federal Awards

Year ended June 30, 2009

(1) Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards

(a) Scope of Presentation

The accompanying schedule presents only the expenditures incurred (and related awards received) by the City of National City, California (the City) which are reimbursable under federal programs of federal financial assistance. For purposes of this schedule, federal awards include both federal financial assistance received directly from a federal agency, as well as federal funds received indirectly by the City from non-federal organizations. Only the portion of program expenditures reimbursable with such federal funds are reported in the accompanying schedule. Program expenditures in excess of the maximum federal reimbursement authorized and the portion of program expenditures that were funded with state, local or other non-federal funds are excluded from the accompanying schedule.

(b) Basis of Accounting

The expenditures included in the accompanying schedule were reported on the modified accrual basis of accounting. Under the modified accrual basis of accounting, expenditures are recognized when the City becomes obligated for payment as a result of the receipt of the related goods and services. Expenditures reported include any property or equipment acquisitions incurred under the Federal program.

(c) Subrecipients

During the fiscal year ended June 30, 2009, the City disbursed \$461,709 to subrecipients to be used for federally allowable expenditures in accordance with the grant agreements.

CITY OF NATIONAL CITY  
Financial Data Schedule  
Year ended June 30, 2009

**Entity Wide Balance Sheet Summary**

PHA: CA116      FYED: 06/30/2009

Line Item No.	Account Description	14.871	COCC	Subtotal	Elim	Total
111	Cash - Unrestricted	190,457	-	190,457	-	190,457
112	Cash - Restricted - Modernization and Development	-	-	-	-	-
113	Cash - Other Restricted	96,325	-	96,325	-	96,325
114	Cash - Tenant Security Deposits	-	-	-	-	-
115	Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-
100	<b>Total Cash</b>	<u>286,782</u>	<u>-</u>	<u>286,782</u>	<u>-</u>	<u>286,782</u>
121	Accounts Receivable - PHA Projects	15,289	-	15,289	-	15,289
122	Accounts Receivable - HUD Other Projects	-	-	-	-	-
124	Accounts Receivable - Other Government	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	-	-	-	-
126	Accounts Receivable - Tenants	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Tenants	-	-	-	-	-
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-
127	Notes, Loans, & Mortgage Receivable - Current	-	-	-	-	-
128	Fraud Recovery	-	-	-	-	-
128.1	Allowance for Doubtful Accounts - Fraud	-	-	-	-	-
129	Accrued Interest Receivable	-	-	-	-	-
120	<b>Total Receivables, Net of Allowances for Doubtful Accounts</b>	<u>15,289</u>	<u>-</u>	<u>15,289</u>	<u>-</u>	<u>15,289</u>
131	Investments - Unrestricted	-	-	-	-	-
132	Investments - Restricted	-	-	-	-	-
135	Investments - Restricted for Payment of Current Liability	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	-	-	-	-
143	Inventories	-	-	-	-	-
143.1	Allowance for Obsolete Inventories	-	-	-	-	-
144	Inter Program Due From	-	-	-	-	-
145	Assets Held for Sale	-	-	-	-	-
150	<b>Total Current Assets</b>	<u>302,071</u>	<u>-</u>	<u>302,071</u>	<u>-</u>	<u>302,071</u>
161	Land	-	-	-	-	-
162	Buildings	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	-	-	-	-
164	Furniture, Equipment & Machinery - Administration	-	-	-	-	-
165	Leasehold Improvements	-	-	-	-	-
166	Accumulated Depreciation	-	-	-	-	-
167	Construction in Progress	-	-	-	-	-
168	Infrastructure	-	-	-	-	-
160	<b>Total Capital Assets, net of Accumulated Depreciation</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
171	Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-
172	Notes, Loans and Mortgages Receivable - Non-Current - Past Due	-	-	-	-	-
173	Grants Receivable - Non-Current	-	-	-	-	-
174	Other Assets	-	-	-	-	-
176	Investments in Joint Ventures	-	-	-	-	-
180	<b>Total Non-Current Assets</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
190	<b>Total Assets</b>	<u>302,071</u>	<u>-</u>	<u>302,071</u>	<u>-</u>	<u>302,071</u>

(Continued)

CITY OF NATIONAL CITY  
Financial Data Schedule  
Year ended June 30, 2009

**Entity Wide Balance Sheet Summary**

PHA: CA116      FYED: 06/30/2009

Line Item No.	Account Description	14.871	COCC	Subtotal	Elim	Total
311	Bank Overdraft	-	-	-	-	-
312	Accounts Payable <= 90 Days	24,385	-	24,385	-	24,385
313	Accounts Payable > 90 Days Past Due	-	-	-	-	-
321	Accrued Wage/Payroll Taxes Payable	20,953	-	20,953	-	20,953
322	Accrued Compensated Absences - Current Portion	-	-	-	-	-
324	Accrued Contingency Liability	-	-	-	-	-
352	Accrued Interest Payable	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-
332	Accounts Payable - PHA Projects	10,205	-	10,205	-	10,205
333	Accounts Payable - Other Government	-	-	-	-	-
341	Tenant Security Deposits	-	-	-	-	-
342	Deferred Revenues	-	-	-	-	-
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	-	-	-	-	-
344	Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-
345	Other Current Liabilities	-	-	-	-	-
346	Accrued Liabilities - Other	-	-	-	-	-
347	Inter Program - Due To	-	-	-	-	-
348	Loan Liability - Current	-	-	-	-	-
310	Total Current Liabilities	<u>55,543</u>	<u>-</u>	<u>55,543</u>	<u>-</u>	<u>55,543</u>
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	-
352	Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-
353	Non-current Liabilities - Other	62,015	-	62,015	-	62,015
354	Accrued Compensated Absences - Non Current	-	-	-	-	-
355	Loan Liability - Non Current	-	-	-	-	-
356	FASB 5 Liabilities	-	-	-	-	-
357	Accrued Pension and OPEB Liabilities	-	-	-	-	-
350	Total Non-Current Liabilities	<u>62,015</u>	<u>-</u>	<u>62,015</u>	<u>-</u>	<u>62,015</u>
300	Total Liabilities	<u>117,558</u>	<u>-</u>	<u>117,558</u>	<u>-</u>	<u>117,558</u>
508.1	Invested in Capital Assets, Net of Related Debt	-	-	-	-	-
509.2	Fund Balance Reserved	184,513	-	184,513	-	184,513
511.2	Unreserved, Designated Fund Balance	-	-	-	-	-
511.1	Restricted Net Assets	-	-	-	-	-
512.1	Unrestricted Net Assets	-	-	-	-	-
512.2	Unreserved, Undesignated Fund Balance	-	-	-	-	-
513	Total Equity/ Net Assets	<u>184,513</u>	<u>-</u>	<u>184,513</u>	<u>-</u>	<u>184,513</u>
600	Total Liabilities and Equity/Net Assets	<u>302,071</u>	<u>-</u>	<u>302,071</u>	<u>-</u>	<u>302,071</u>

(Continued)

CITY OF NATIONAL CITY  
 Financial Data Schedule  
 Year ended June 30, 2009

**Entity Wide Revenue and Expense Summary**

PHA: CA116      FYED: 06/30/2009

Line Item No.	Account Description	14.871	COCC	Subtotal	Elim	Total
70300	Net Tenant Rental Revenue	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-
70500	Total Tenant Revenue	-	-	-	-	-
70600	HUD PHA Operating Grants	8,253,826	-	8,253,826	-	8,253,826
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book Keeping Fee	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	8,253,826	-	8,253,826	-	8,253,826
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	-	-
71200	Mortgage Interest Income	-	-	-	-	-
71300	Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	37,730	-	37,730	-	37,730
71500	Other Revenue	36,109	-	36,109	-	36,109
71600	Gain or Loss on Sale of Capital Assets	-	-	-	-	-
72000	Investment Income - Restricted	-	-	-	-	-
70000	Total Revenue	8,327,665	-	8,327,665	-	8,327,665
91100	Administrative Salaries	600,180	-	600,180	-	600,180
91200	Auditing Fees	6,000	-	6,000	-	6,000
91300	Management Fee	-	-	-	-	-
91310	Book-keeping Fee	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee Benefit Contributions - Administrative	240,733	-	240,733	-	240,733
91600	Office Expenses	148,910	-	148,910	-	148,910
91700	Legal Expense	-	-	-	-	-
91800	Travel	-	-	-	-	-
91810	Allocated Overhead	-	-	-	-	-
91900	Other	-	-	-	-	-
91000	Total Operating - Administrative	995,823	-	995,823	-	995,823
92000	Asset Management Fee	-	-	-	-	-
92100	Tenant Services - Salaries	-	-	-	-	-
92200	Relocation Costs	-	-	-	-	-
92300	Employee Benefits Contributions - Tenant Services	-	-	-	-	-
92400	Tenant Services - Other	-	-	-	-	-
92500	Total Tenant Services	-	-	-	-	-
93100	Water	-	-	-	-	-
93200	Electricity	-	-	-	-	-
93300	Gas	-	-	-	-	-
93400	Fuel	-	-	-	-	-
93500	Labor	-	-	-	-	-
93600	Sewer	-	-	-	-	-
93700	Employee Benefit Contributions - Utilities	-	-	-	-	-
93800	Other Utilities Expense	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-

(Continued)



CITY OF NATIONAL CITY  
Financial Data Schedule  
Year ended June 30, 2009

**Entity Wide Revenue and Expense Summary**

PIIA: CA116      FYED: 06/30/2009

Line Item No.	Account Description	14.871	COCC	Subtotal	Elim	Total
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-
94200	Ordinary Maintenance and Operations - Materials and Other	-	-	-	-	-
94300	Ordinary Maintenance and Operations Contracts	-	-	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95100	Protective Services - Labor	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-
95300	Protective Services - Other	-	-	-	-	-
95500	Employee Benefit Contribution - Protective Services	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	-	-	-	-	-
96120	Liability Insurance	-	-	-	-	-
96130	Workmen's Compensation	-	-	-	-	-
96140	All Other Insurance	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-
96200	Other General Expenses	4,045	-	4,045	-	4,045
96210	Comensated Absences	-	-	-	-	-
96300	Payments in Lieu of Taxes	-	-	-	-	-
96400	Bad Debt - Tenant Rents	-	-	-	-	-
96500	Bad Debt - Mortgages	-	-	-	-	-
96600	Bad Debt - Other	-	-	-	-	-
96800	Severance Expense	-	-	-	-	-
96000	Total Other General Expenses	4,045	-	4,045	-	4,045
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-
96700	Total Interest Expense and Amortization Cost	-	-	-	-	-
96900	Total Operating Expenses	999,868	-	999,868	-	999,868
97000	Excess of Operating Revenue over Operating Expenses	7,327,797	-	7,327,797	-	7,327,797
97100	Extraordinary Maintenance	-	-	-	-	-
97200	Casualty Losses - Non-capitalized	-	-	-	-	-
97300	Housing Assistance Payments	8,298,727	-	8,298,727	-	8,298,727
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation Expense	-	-	-	-	-
97500	Fraud Losses	-	-	-	-	-
97600	Capital Outlays - Governmental Funds	-	-	-	-	-
97700	Debt Principal Payment - Government Funds	-	-	-	-	-
97800	Dwelling Units Rent Expense	-	-	-	-	-
90000	Total Expenses	9,298,595	-	9,298,595	-	9,298,595

(Continued)

CITY OF NATIONAL CITY  
Financial Data Schedule  
Year ended June 30, 2009

Entity Wide Revenue and Expense Summary

PHA: CA116      FYED: 06/30/2009

Line Item No.	Account Description	14.871	COCC	Subtotal	Elim	Total
10010	Operating Transfer In	-	-	-	-	-
10020	Operating Transfer Out	-	-	-	-	-
10030	Operating Transfer from/to Primary Government	-	-	-	-	-
10040	Operating Transfer from/to Component Unit	-	-	-	-	-
10050	Proceeds from Notes, Loans and Bonds	-	-	-	-	-
10060	Proceeds from Property Sales	-	-	-	-	-
10070	Extraordinary Items, net Gain/Loss	-	-	-	-	-
10080	Special Items (Net Gain/Loss)	-	-	-	-	-
10091	Inter Project Excess Cash Transfer In	-	-	-	-	-
10092	Inter Project Excess Cash Transfer Out	-	-	-	-	-
10093	Transfers between Program and Project - In	-	-	-	-	-
10094	Transfers between Program and Project - Out	-	-	-	-	-
10100	Total Other Financing Sources (Uses)	-	-	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	<u>(970,930)</u>	<u>-</u>	<u>(970,930)</u>	<u>-</u>	<u>(970,930)</u>
11020	Required Annual Debt Principal Payments	-	-	-	-	-
11030	Beginning Equity	1,155,443	-	1,155,443	-	1,155,443
11040	Prior Period Adjustment, Equity Transfers and Correction of Errors	-	-	-	-	-
11050	Changes in Compensated Absence Balance	-	-	-	-	-
11060	Changes in Contingent Liability Balance	-	-	-	-	-
11070	Changes in Unrecognized Pension Transition Liability	-	-	-	-	-
11080	Changes in Special Term/Severance Benefits Liability	-	-	-	-	-
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-
11100	Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-
11170	Administrative Fee Equity	44,382	-	44,382	-	44,382
11180	Housing Assistance Payments Equity	140,131	-	140,131	-	140,131
11190	Unit Months Available	12,528	-	12,528	-	12,528
11210	Number of Unit Months Leased	12,946	-	12,946	-	12,946
11270	Excess Cash	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-
11630	Furniture & Equipment - Dwelling Purchases	-	-	-	-	-
11640	Furniture & Equipment - Administrative Purchases	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-
13510	CFRP Debt Service Payments	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-

CITY OF NATIONAL CITY  
Schedule of Findings and Questioned Costs  
Year ended June 30, 2009

(A) Summary of Auditors' Results

1. An unqualified report was issued by the auditors on the financial statements of the auditee.
2. No material weaknesses were reported for the period under audit, nor were there any significant deficiencies reported.
3. The audit disclosed no instances of noncompliance that were material to the financial statements of the auditee.
4. There were no material weaknesses in internal control over the major programs of the auditee.
5. An unqualified report was issued by the auditors on compliance for major programs.
6. The results of our auditing procedures disclosed no findings required to be reported under paragraph .510(a) of OMB Circular A-133.
7. The major programs of the auditee were as follows:
  - U.S. Department of Housing and Urban Development – Section 8 Housing Choice Vouchers Program – CFDA #14.871
  - U.S. Department of Housing and Urban Development – Supportive Housing for the Elderly – CFDA #14.157
  - U.S. Department of Housing and Urban Development – Community Development Block Grant – CFDA # 14.218
  - Corporation for National and Community Service – Americorps Program – CFDA # 94.006
8. The dollar threshold used to distinguish Type A and Type B programs was \$472,765.
9. The auditee did not qualify as a low risk auditee, as defined by OMB Circular A-133, paragraph .530, for the year ended June 30, 2009 for the purpose of determining major programs.

(B) Findings Related to the Financial Statements which are Required to be Reported in Accordance with GAGAS

There are no auditor's findings required to be reported in accordance with GAGAS

(C) Findings and questioned costs for Federal Awards as defined in Paragraph .510(a) of OMB Circular A-133

There were no findings or questioned costs for Federal Awards as defined in Paragraph .510(a) of OMB Circular A-133.

CITY OF NATIONAL CITY  
Summary Schedule of Prior Audit Findings  
Year ended June 30, 2009

The following is the status of the prior year audit findings for the year ended June 30, 2008:

(08-01) Inadequate Internal Controls over Cash and Investments

Resolved

(08-02) Inadequate Records on Housing Project Capital Assets

Finding was not completely resolved but has not been considered to be a significant deficiency for the year ended June 30, 2009.

(08-03) Controls over Misstatements Reflected in the Financial Statements

Resolved

(08-04) Deficit Fund Balances

Finding was not completely resolved but has not been considered to be a significant deficiency for the year ended June 30, 2009.

(08-05) Construction in Progress

Resolved

(08-06) Controls over Preparation of the Schedule of Expenditures of Federal Awards

Resolved

(08-07) Subrecipient Monitoring

Resolved

RESOLUTION NO. 2010 – 76

RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION  
OF THE CITY OF NATIONAL CITY APPROVING  
THE SECTION 8 FIVE YEAR (FISCAL YEARS 2010-2015) AND  
ANNUAL (FISCAL YEAR 2010) PUBLIC HOUSING AGENCY (PHA) PLANS,  
AND AUTHORIZING THE SUBMITTAL OF SAID PLANS TO  
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, on October 21, 1998, the U.S. Congress enacted Public Law 105-276, known as the Quality Housing and Work Responsibility Act (QHWRA) notifying housing authorities to prepare and submit a Section 8 Public Housing Agency Plan; and

WHEREAS, on December 22, 2000, the U.S. Department of Housing and Urban Development (HUD) amended the Public Housing Agency Plan regulations to reflect the importance of deconcentration by income and affirmatively furthering fair housing in a PHA's admission policy; and

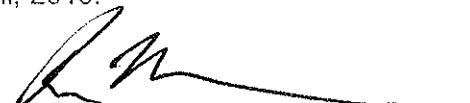
WHEREAS, the HUD requires a public hearing to be held in order to receive public input; and

WHEREAS, on this date, April 6, 2010, a public hearing has been held for review and recommendation of the public relative to the proposed Public Housing Agency Plan; and

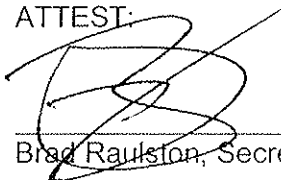
WHEREAS, the Housing and Community Development Committee (HCDC) has reviewed the Plan for any significant amendments or modifications.

NOW THEREFORE BE IT RESOLVED that the Community Development Commission of the City of National City hereby approves the Public Housing Agency Five Year (Fiscal Years 2010-2015) and Annual (Fiscal Year 2010) Public Housing Agency (PHA) Plans, and authorizes the submittal of the said Plans to the U.S. Department of Housing and Urban Development (HUD).


PASSED and ADOPTED this 6th day of April, 2010.

  
\_\_\_\_\_  
Ron Morrison, Chairman

ATTEST:

  
\_\_\_\_\_  
Brad Raulston, Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
George H. Eiser, III  
City Attorney

Passed and adopted by the Community Development Commission of the City of National City, California, on April 6, 2010, by the following vote, to-wit:

Ayes: Commissioners Morrison, Sotelo-Solis, Van Deventer, Zarate.

Nays: None.

Absent: None.

Abstain: None.

AUTHENTICATED BY: RON MORRISON  
Chairman, Community Development Commission

BRAD RAULSTON  
Secretary, Community Development Commission

By: \_\_\_\_\_  
Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. 2010-76 of the Community Development Commission of the City of National City, California, passed and adopted on April 6, 2010.

  
\_\_\_\_\_  
Secretary Community Development Commission

By: \_\_\_\_\_  
Deputy

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
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 Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of 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 examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For 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 2006-24);
  - 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 list 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;
  - 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 part 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. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. 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.
12. 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.

