
CARLSBAD HOUSING AGENCY



Public Housing Agency Annual Plan for Fiscal Year 2011



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

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>CARLSBAD HOUSING AGENCY - CARLSBAD HOUSING & 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>07/2011</u>														
2.0	Inventory (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>														
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0 N/A	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
5.0 N/A	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <p style="text-align: center;">NOT REQUIRED @ ANNUAL PLAN SUBMISSION</p>														
5.1 N/A	Mission. 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: <p style="text-align: center;">NOT REQUIRED @ ANNUAL PLAN SUBMISSION</p>														
5.2 N/A	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. <p style="text-align: center;">NOT REQUIRED @ ANNUAL PLAN SUBMISSION</p>														

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6.0 PHA Plan Update:

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 2010 grants)	
Annual Contributions for HCV Program	\$ 6,600,208
Total Resources	\$ 6,600,208

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.

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, 2010 – 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, and 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	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
8.0 N/A	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1 N/A	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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	Capital Fund Program Five-Year Action Plan. 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	Capital Fund Financing Program (CFFP). <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	Housing Needs. 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: CARLSBAD HOUSING AGENCY Section 8 Waiting List, Demographic Summary Report
9.1 N/A	Strategy for Addressing Housing Needs. 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. NOT REQUIRED @ ANNUAL PLAN SUBMISSION
10.	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) <i>Progress in Meeting Mission and Goals.</i> Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See Attached: PROGRESS IN MEETING MISSION AND GOALS STATEMENT (b) <i>Significant Amendment and Substantial Deviation/Modification.</i> Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” 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>11.</p>	<p>Required Submission for HUD Field Office Review. 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. Note: 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) Not Applicable</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Not Applicable</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Not Applicable</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Not Applicable</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) Not Applicable</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Not Applicable</p>
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Waiting List, Demographic Summary Report

Age	Male	Female	HOH Male	HOH Female
0 - 5	7	15	0	0
6 - 12	26	27	0	0
13 - 17	24	25	0	0
18	4	1	0	0
19 - 29	17	24	4	13
30 - 39	12	31	9	27
40 - 49	3	22	1	19
50 - 54	9	12	9	11
55 - 61	7	10	5	8
62 - 65	4	6	4	4
Over 65	20	42	18	28
Sex not defined	440	0	0	0
DOB not defined	0	0	6	0
Sub Total	575	255	59	112

Race

Race	Total
White	646
Black	92
American Indian	9
Asian	21
Other	6
Multiple	1
None	13
Race not defined	2
Sub Total	792

Elderly/Disabled

Age	Elderly	Non-Elderly	Disabled	Handicapped
0 - 17	0	126	2	0
18 - 61	0	448	107	1
62 and Older	182	0	91	0
Sub Total	182	574	200	1

Waiting List, Demographic Summary Report

Average Annual Income				
Family Size	Avg. Annual Income	Avg. Family Size	Avg. Annual Income per Family	No. of Families
		1.31	12898	
1	11083			502
2	17324			45
3	20135			32
4	20935			14
5	33428			8
6	25800			1
7	38556			2
Total No. of Families				605

Earned Income				
Total No. of Families	No. of Family Earned Income	% of Family with Earned Income	Total No. of Persons	No. of Persons Earned Income
605	94	15.54	864	112

Ethnicity		
Relation	Hispanic	Non-Hispanic
HOH	97	508
Non HOH	77	108
Sub Total	174	616

End of Report

**ATTACHMENT TO HUD-50075
PHA ANNUAL PLAN – FY 2011**

PROGRESS IN MEETING MISSION AND GOALS STATEMENT

PROGRESS OF 5-YEAR PLAN GOALS AND OBJECTIVES – FY 2005 - 2010

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	2010	Total 2005-2010
<i>Assist in construction of new affordable housing.</i>	<i>56 units</i>	<i>3 units</i>	<i>168 units</i>	<i>78 units</i>		<i>11 units</i>	<i>316 total units</i>
Carlsbad Family Housing	56						
Laguna Point Inclusionary Housing		3					
Hunters Point Inclusionary Housing			168				
Glen Ridge Inclusionary Housing				78			
Roosevelt Gardens Partnership with Habitat for Humanity						11	

PHA Goal: Improve the quality of assisted housing

Objective: Improve voucher management (SEMAP score).

- Designated by HUD as a high-performer for FY 2008, 2009, and 2010
- 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 received during the public hearing held on April 5, 2011.

There are no comments or challenges to address in this PHA Annual Plan Submission.

**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 XX Annual PHA Plan for the PHA fiscal year beginning July 1, 2011, 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. Fair PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50558 PHOMS Module in an accurate, complete and timely manner (as specified in PHH 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 regulations, 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Prevalence Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1991, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are allowable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All resource supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

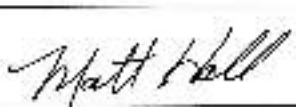
Carlsbad Housing Agency
PHA Name

CA077
PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

XX Annual PHA Plan for Fiscal Years **2011 - 2012**

I hereby certify that all the information stated herein, as well as any information provided in the accompanying attachments, is true and accurate. Warning: Fraud will [prosecute](http://www.fraud.gov) false claims and statements. Corruption may result in criminal and civil penalties. (18 U.S.C. 1001, 1005, 1512; 21 U.S.C. 882, 883)

Name of Authorized Official	Title
MATT HALL	CHAIRMAN, Housing and Redevelopment Commission
Signature	Date
	4-9-11