



*CDC – Housing Authority of the City of National City
Section 8 Housing Choice Voucher Program*

***PUBLIC HOUSING AGENCY PLAN
FIVE YEAR AND ANNUAL PLAN
FOR FISCAL YEAR
2021 - 2025***

140 E. 12th Street, Suite B
National City CA 91950-3312
(619) 336-4254– Telephone
(619) 477-3747– Facsimile
www.nationalcityca.gov

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.																																					
A.1	PHA Name: <u>Housing Authority of the City of National City</u> PHA Code: <u>CA116</u>																																				
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.																																				
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B.	5-Year Plan. Required for all PHAs completing this form.
B.1	<p>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> <p>See Attached.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>6HH\$WWDFKHG</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attached</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Attached</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See Attached</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N No Comment</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. 5-Year Plan.

B.1 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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

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 the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification. </p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? "No comment" Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

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 the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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.

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B.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.

B.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.

- Maintain high performer 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 within the assisted families

- Provide or attract supportive services to improve program participants' 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

Other PHA Goals and Objectives: Prevention or eradication of pest infestations

Objective: Prevent, eradicate or control pests by the most economical long term means, and with the least possible hazard to people, property, and the environment.

The PHA will communicate with the owners/landlords the importance of preventing, eradicating and controlling pests. Reference materials will be provided to owners and landlords with ideas and practices that have been used to improve pest management while reducing unnecessary dependence on pesticides.

B.3 PHA Progress Report

Include a report on the progress of all the PHA Plan has made in meeting its Goals and objectives in the previous 5-year PHA Plan:

Financial Resources:

Statement of Financial Resources: Planned Sources and Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2019-20 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for HCV	\$12,174,347	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	\$ 792,620	Housing Rehabilitation Assistance
h) HOME	\$ 327,586	First time homebuyers assistance, acquisition/rehabilitation, transitional housing for victims of domestic violence
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Redevelopment Housing Set-Aside Funds (estimated)		Redevelopment activities and admin
Redevelopment Housing Set-Aside Funds (estimated)		L & M housing and admin
Total resources	\$13,294,553	

Financial Resource:
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, 2019 – The audit disclosed no audit findings required by auditors to be reported under paragraph .510(a) of OMB Circular A-133.

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

Main administrative office of the PHA:

Housing Authority of the City of National City
Section 8 - Housing Choice Voucher Program
140 E 12th Street, Suite B
National City, CA 91950

www.nationalcityca.gov

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

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.

Apartment rents will keep rising as construction lags and vacancies fall, while developers look for ways to meet growing demand for ways to meet growing demand for both luxurious and affordable housing. Vacancies have sunk below the 3 percent level in many neighborhoods. The downside for renters is a

Projected rise in costs, up 3.6 percent in 2020 to \$1,576 and hitting \$1773 by 2021. With these indicators, low income families continue to encounter 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	3806		73
Extremely low income (<=30% AMI)	3118	83.00%	
Very low income (>30% but <=50% AMI)	575	16.72%	
Low income (50% but <=80% AMI)	33	0.49%	
Families with children	2125	55.83%	
Elderly families	1037	27.25%	
Families with disabilities	918	24.12%	
Hispanic	2551	67.03%	
No-Hispanic	1189	31.24%	
American Indian/Alaska Native	25	0.66%	
Asian	506	13.29%	
Native Hawaiian/Pacific Islander	76	2.00%	
Black/African American	374	9.83%	
White	2792	73.33%	

Strategy 1 - 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 Housing Choice Voucher (HCV) – Section 8 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 HCV Section 8 lease-up rates by effectively and strictly screening HCV Section 8 applicants to increase owner acceptance of program.

- Maintain or increase HCV - 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 HCV 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 other senior tower adjacent to the existing Senior 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 NationalCity Housing Authority works with community-based organizations (CBO's) to affirmatively market the Section 8 HCV 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 HCV 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 HCV 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

Additional Information

- 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 HCV Section 8 program participants.
- The PHA continues to provide educational information to rental property owners and managers.

B.4 Violence Against Woman Act (VAWA) Goals

- The PHA Section 8 Landlord Handbook and Section 8 Family Handbook 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 National City Housing Authority lists the policies and process for VAWA on Chapter 14, starting on page 14-11, and is also available on the www.nationalcityca.gov webpage for public review.

B.5 Significant Amendment and Substantial Deviation/modification

Substantial Deviation from the 5-Year Plan:

A change that will substantially negatively impact a majority of the Section 8 Housing Choice Voucher Program 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 the Section 8 Housing Choice Voucher Program 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.