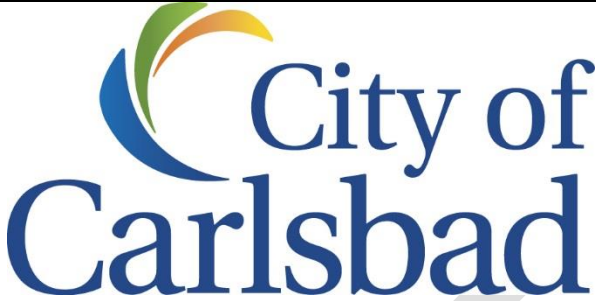


<b>5-Year PHA Plan (for All PHAs)</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
-------------------------------------------	-----------------------------------------------------------------------------------------	------------------------------------------

**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.



# PUBLIC HOUSING AGENCY

## 5 Year PHA Plan for Fiscal Year 2020 - 2025



Approved by the Housing Commission on: February 13, 2020  
 Adopted by the Community Development Commission on:

A.	<b>PHA Information.</b>
A.1	<p><b>PHA Name:</b> <u>CITY OF CARLSBAD HOUSING AGENCY</u></p> <p><b>PHA Code:</b> <u>CA077</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2020</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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.</p> <p><b>Location(s) where the public may obtain copies of the 5-Year PHA Plan:</b></p> <p><b>Main administrative office of the PHA:</b></p> <ul style="list-style-type: none"> <li>• City of Carlsbad Housing Services 1200 Carlsbad Village Drive Carlsbad, CA 92008</li> </ul> <p><b>PHA Website:</b></p> <ul style="list-style-type: none"> <li>• <a href="http://www.carlsbadca.gov/housing">www.carlsbadca.gov/housing</a></li> </ul> <p><b>Public libraries:</b></p> <ul style="list-style-type: none"> <li>• City of Carlsbad Main Library 1775 Dove Lane Carlsbad, CA 92011</li> <li>• City of Carlsbad Georgina Cole Library 1250 Carlsbad Village Drive Carlsbad, CA 92008</li> </ul> <p><b>Other:</b></p> <ul style="list-style-type: none"> <li>• City of Carlsbad Senior Center 799 Pine Avenue Carlsbad, CA 92008</li> </ul>

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

**Main business office of the PHA:**

- City of Carlsbad  
Housing Services  
1200 Carlsbad Village Drive  
Carlsbad, CA 92008

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. 5-Year Plan.** Required for all PHAs completing this form.

**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.

The PHA’s Mission is to promote adequate and affordable housing, based on the needs of low-income, very low-income, and extremely low-income families within the City of Carlsbad.

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 and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Goals:**

1. Expand the supply of assisted housing - - Objective:
  - PHA will apply for additional Housing Choice Voucher funding, when funds are made available and the PHA is eligible to apply for such funds.
  
2. Improve the quality of assisted housing - - Objectives:
  - Improve Voucher Management by continuing to be recognized as a High-Performer in accordance with HUD's Section Eight Management Assistance Program (SEMAP) performance evaluation
  - Improve management functions by streamlining functions and technical initiatives
  - Fully utilize and maintain HAP costs within HUD funded allocations
  
3. Increase assisted housing choices - - Objective:
  - Maintain voucher payment standards to expand assisted housing choices
  
4. Promote self-sufficiency and asset development of families and individuals - - Objective:
  - PHA will continue to voluntarily administer the Family Self-Sufficiency Program for participants porting into the jurisdiction
  
5. Ensure equal opportunity and affirmatively further fair housing - - Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, sexual orientation, familial status, and disability
    - PHA will provide educational information about equal opportunity and fair housing at all Section 8 Program Briefings and Move Briefings
    - PHA will provide reasonable accommodation(s) for persons with disabilities and for frail elderly
    - PHA will contract with the Legal Aid Society of San Diego, a non-profit agency that provides advocacy on fair housing and tenant/landlord mediation issues

<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ol style="list-style-type: none"> <li>1. Goal - Expand the supply of assisted housing <ul style="list-style-type: none"> <li>• The PHA received an allocation of 28 special purpose vouchers specifically for non-elderly persons with disabilities.</li> </ul> </li> <li>2. Goal - Improve Voucher Management <ul style="list-style-type: none"> <li>• The PHA received the designation of High Performer for the last 5 fiscal years in accordance with HUD’s Section Eight Management Assistance Program (SEMAP) performance evaluation.</li> <li>• The PHA converted to a new software program to meet the changing requirements of HUD regulations and/or directives.</li> </ul> </li> <li>3. Goal – Increase assisted housing choices <ul style="list-style-type: none"> <li>• The PHA has maintained payment standards between 100% and 110% of the HUD published Fair Market Rents to ensure voucher holders are able to utilize their assistance and find adequate housing in Carlsbad.</li> <li>• The PHA hired a Housing Navigator in December of 2019 to assist both participants and the community in locating housing.</li> </ul> </li> <li>4. Goal - Promote self-sufficiency and asset development of families and individual <ul style="list-style-type: none"> <li>• The PHA voluntarily administers the Family Self-Sufficiency Program for participants who have ported into our jurisdiction. Since FY 2015, we have administered 7 FSS participants, two of which graduated successfully with escrow accounts.</li> </ul> </li> <li>5. Goal – Ensure equal opportunity and affirmatively further fair housing <ul style="list-style-type: none"> <li>• The PHA had contracted with the Center for Social Advocacy (CSA) and Legal Aid Society of San Diego to provide Fair Housing counseling, educational Fair Housing seminars for staff, tenants, and landlords. In collaboration with other North County cities, the San Diego Regional Analysis of Impediments to Fair Housing has given guidance to the cities and the region to affirmatively further the goals of fair housing.</li> <li>• Educational materials are available in the lobby in English and Spanish. The materials are also included in briefing packets.</li> </ul> </li> </ol>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>The PHA will continue to comply with VAWA and any new updates on the Act. Staff has been advised of outside resources available to children and adult victims of domestic violence, dating violence, sexual assault, or stalking. Staff has been directed to provide referrals to numerous outside agencies as outlined in the City’s Emergency Transfer Plan for persons who are experiencing domestic violence, dating violence, sexual assault, or stalking.</p> <p>The PHA will continue to provide information to new participants at program briefings and by request. In addition, fliers will continue to be available in the lobby in both English and Spanish.</p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Any change that will significantly and/or negatively impact a majority of the Housing Choice Voucher participants or waiting list applicants, unless that change is necessary because of funding constraints or regulatory changes.</p>

<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p><b>YES</b></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> <p><b>Housing Commission acting as the Resident Advisory Board recommended that the Community Development Commission authorize general fund money to institute a Family Self-Sufficiency Program available to all HCV participants. This recommendation will be reviewed at the Community Development Commission meeting tentatively scheduled for April 7, 2020.</b></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>