

Streamlined Annual PHA Plan (HCV Only 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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PUBLIC HOUSING AGENCY

Streamlined Annual PHA Plan for Fiscal Year 2020



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

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: <u>City of Carlsbad Housing Agency</u> PHA Code: <u>CA077</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>731</u> PHA Plan Submission Type: <input checked="" 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>Location(s) where the public may obtain copies of the Annual PHA Plan:</p> <p>Main administrative office of the PHA:</p> <ul style="list-style-type: none"> • City of Carlsbad Housing Services 1200 Carlsbad Village Drive Carlsbad, CA 92008 <p>PHA Website:</p> <ul style="list-style-type: none"> • www.carlsbadca.gov/housing <p>Public libraries:</p> <ul style="list-style-type: none"> • 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 Services
1200 Carlsbad Village Drive
Carlsbad, CA 92008

PHA Consortia: (Check box if submitting a joint 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
Lead HA:				

B. Annual Plan.

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

Housing Needs and Strategy for Addressing Housing Needs.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Financial Resources.

Rent Determination.

Operation and Management.

Informal Review and Hearing Procedures.

Homeownership Programs. N/A

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.

Substantial Deviation.

Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Financial Resources – CY 2019 (CY 2020 Funding not determined)

Annual Contributions for HCV Program – Housing Assistance Payments (HAP)	\$ 6,637,580.
Annual Contributions for HCV Program – Administrative Fees for Program Operations	\$ 554,779.
Total Resources	\$7,192,359.

Rent Determination

Payment Standards were increased effective February 1, 2020 in accordance with FFY 2019 published Small Area Fair Market Rents (SAFMRs). Payment Standards were calculated between 90% and 110% of the SAFMRs for the following zip codes: 92008, 92009, 92010, and 92011.

B.2 New Activities

(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.

(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.

B.3 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N N/A

(b) If yes, please describe:

B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, 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, <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>
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> <ol style="list-style-type: none"> 1. Goal - Expand the supply of assisted housing <ul style="list-style-type: none"> • The PHA received an allocation of 28 special purpose vouchers specifically for non-elderly persons with disabilities. 2. Goal - Improve Voucher Management <ul style="list-style-type: none"> • 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. • The PHA converted to a new software program to meet the changing requirements of HUD regulations and/or directives. 3. Goal – Increase assisted housing choices <ul style="list-style-type: none"> • 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. • The PHA hired a Housing Navigator in December of 2019 to assist both participants and the community in locating housing. 4. Goal - Promote self-sufficiency and asset development of families and individual <ul style="list-style-type: none"> • 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. 5. Goal – Ensure equal opportunity and affirmatively further fair housing <ul style="list-style-type: none"> • 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. • Educational materials are available in the lobby in English and Spanish. The materials are also included in briefing packets.

B.7

Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(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.

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.