

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>Community Development Commission of National City</u> PHA Code: <u>CA116</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>07/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1044</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	PHA Consortia <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:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan Update. N/A				
5.1	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: N/A				
5.2	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. N/A				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. 140 E. 12 th Street, Suite B, National City CA 91950				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A				
8.1	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> , forms HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A				
8.2	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. N/A				
8.3	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.				

	N/A
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<p>9.0</p>	<p>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.</p> <p>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. Although the vacancy rate has increased a bit over the last year, the rents have not yet declined.</p> <p>The September 2008 MarketPoint Realty Advisors Executive Summary states that rents increased an average of \$33.00 during the previous six months and the countrywide vacancy rate is 2.25% - this current vacancy rate represents an annual decline of less than one percentage point from September 2007, but is above the September 2006 vacancy rate of 1.84%.</p> <p>The PHA's jurisdiction encompasses one Consolidated Plan jurisdiction.</p> <p>Housing Needs of Families on the Section 8 Tenant-Based Assistance Waiting List:</p> <p>See attachment 1 - Housing Needs of Families on the Section 8 Tenant-Based Assistance.</p>
<p>9.1</p>	<p>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.</p> <p>N/A</p>
<p>10.0</p>	<p>Additional Information. 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>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.</p> <p>The PHA complies with VAWA and has advised staff of outside resources available to child or adult victims of domestic violence, dating violence, 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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>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 declared emergency.</p> <p>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 regulator requirement respond to funding constraints, or respond to a federally, state, or locally declared emergency.</p>
<p>11.0</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, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (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.</p> <p>PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these</p>

recommendations.

(g) Challenged Elements

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Attachment 1 – CA116

Housing Needs of Families on the Section 8 Tenant-Based Assistance and Public Housing Waiting Lists.

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	2,472		120
Extremely low income <=30% AMI	2050	82.93%	
Very low income (>30% but <=50% AMI)	406	16.42%	
Low income (.50% but <80% AMI)	16	0.65%	
Families with children	1550	62.70%	
Elderly families	440	17.80%	
Families with Disabilities	482	19.50%	
White/Hispanic	1777	71.88%	
White/Non-Hispanic	144	5.83%	
Black/Hispanic	20	0.81%	
Black/Non-Hispanic	212	8.57%	
Am. Indian/Alaskan Native	12	0.49%	
Asian/Pacific Islander	307	12.42%	