

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 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: _____ 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
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
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: SEE ATTACHMENT				
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. SEE ATTACHMENT				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: SEE ATTACHMENT (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. SEE ATTACHMENT				
7.0	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	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
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> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
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.				
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.				

9.0	<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>SEE ATTACHMENT</p>
9.1	<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>
10.0	<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>SEE ATTACHMENT</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>SEE ATTACHMENT</p>
11.0	<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)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (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. 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)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

5.1 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.

5.2 Goals and Objectives

PHA Goal: Expand the supply of assisted housing.

Objective: Increase housing choices for families and individuals.

- Progress: Increase voucher utilization

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.

- Progress: Received a high performer SEMAP score, effective with July 2010 inspections - implemented HUD's HQS required criteria for electrical outlets.

PHA Goal: Increase assisted housing choices

Objective: Balance service delivery in all housing market areas.

- Progress: Maintained communications with apartment associations in order to recruit new participating owners; continue to conduct new admission to the program and leave the waiting list open to applicants.

PHA Goal: Provide an improved living environment

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted units.

- Progress: Maintained assistance to senior residents at Kimball Tower.

PHA Goal: Promote self-sufficiency and asset development of families and individuals

Objective: Create additional economic independence opportunities for families and individuals.

- Progress: Continued referrals to the National City Collaborative for supportive services to increase independence; continued counseling to five remaining FSS participants.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objective: Promote equal housing opportunities.

- Progress: Fair housing programs and resources are included in all issuance briefings. Communication was maintained with the San Diego Fair Housing Council,

ensuring proper referrals for anyone alleging discrimination, whether an HCV participant or member of the public.

Other PHA Goal and Objective: Violence Against Women Act (VAWA) Prohibits the eviction of victims of domestic violence, dating violence, sexual assault, or stalking

- Progress: Coordinated with the Police Department and the Department of Health and Human Services to identify and appropriately refer child or adult victim of domestic violence, dating violence, sexual assault, or stalking and place victims into existing community programs. Continued to review cases of possible domestic violence to ensure that applicants and participants are not denied housing assistance based on incidents in which they are victims of domestic violence, dating violence, sexual assault, or stalking.

The PHA constantly updates its Section 8 Family and Landlord Handbooks and Administrative Plan with information on the Violence Against Women Act (VAWA) and the Enterprise Income Verification (EIV) System, as well as program policies, procedures, and regulations. The Family Handbooks are issued to new program participants at briefing and the Landlord Handbooks are provided to landlords at outreach events.

Other PHA Goals and Objectives: Deter and eliminate program fraud

- Progress: Continued tenant counseling and providing detailed understanding of the program at issuance briefing and at every annual recertification and moves; utilized resources to prevent fraud such as EIV, credit reports, post office address verification, dependent children's school verification, DMV checks.

6.0 PHA Plan Update

- (a) 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

	Financial Resources Planned Sources and Uses	
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contribution to HCV	\$8,530,464	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	\$1,493,886	Provides affordable housing, revitalized neighborhoods, and creates employment opportunities
h) HOME	\$636,138	First time homebuyers assistance, single family rehabilitation, and multifamily acquisition/rehabilitation
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)	\$324,000	Redevelopment activities and admin
Redevelopment Housing Set-Aside Funds (estimated)	\$2,796,072	L & M housing and admin
Total Resources	\$13,780,560	

3. Financial Resources
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, 2010 – The audit disclosed no instances of noncompliance or other matters that are required by auditors to be reported under OMB Circular A-133.

(b) Identify the specific location(s) where the public may obtain copies of the Annual Plan:

The PHA Plan is available on our website at www.nationalcityca.gov and at the below listed offices:

Main administrative office of the PHA:

Community Development Commission of National City
Section 8 Rental Assistance Division
140 E 12th Street, Suite B
National City, CA 91950

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

9.0 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.

The March 2009 MarketPointe Realty Advisors Executive Summary states that the average rental rate dropped 1.5% from the per month average seen six months ago. Although the drop in rental rate, low income families are still encountering difficulties in finding affordable rental units.

The PHA's jurisdiction encompasses one Consolidated Plan jurisdiction.

Housing Needs of Families on the PHA's Section Tenant-Based Assistance Waiting List

	# of Families	% of Total Families	Annual Turnover
Waiting list total	3538		60
Extremely low income (<=30% AMI)	2857	80.75%	
Very low income (>30% but <=50% AMI)	656	18.54%	
Low income (50% but <=80% AMI)	25	0.70%	
Families with children	2048	57.89%	
Elderly families	945	26.71%	
Families with disabilities	545	15.40%	
Hispanic	2383	67.35%	
Non-Hispanic	1155	32.65%	
American Indian/Alaska Native	24	0.68%	
Asian	527	14.90%	
Native Hawaiian/Pacific Islander	66	1.90%	
Black/African American	313	8.85%	
White	2608	73.67%	

10.0 Additional Information

(a) Progress in Meeting Mission and Goals.

See 5.2 above

(b) Significant Amendment and Substantial Deviation/Modification

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 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 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 regulatory requirement, respond to funding constraints, or respond to a federally, state, or locally ordered emergency.