

STAFF REPORT*CITY OF OCEANSIDE*

DATE: April 1, 2009

TO: Chairman and Members of the Community Development Commission

FROM: Neighborhood Services Department

SUBJECT: **RESOLUTION APPROVING THE PUBLIC HOUSING AGENCY (PHA) PLAN**

SYNOPSIS

Staff recommends that the Community Development Commission (CDC) adopt a resolution approving the 2009-2010 Annual Public Housing Agency (PHA) Plan and authorizing the CDC Chairman to submit the plan to the Department of Housing and Urban Development (HUD) with the inclusion of changes made to the PHA Plan as a result of public comments, and execute all related documents.

BACKGROUND

The CDC administers the Section 8 Housing Choice Voucher (HCV) Program. HUD established a requirement for PHAs to submit PHA plans beginning in 2000. The CDC submitted its second five-year plan for 2005-2009 in April 2005. The 2009-10 Plan is the fifth and final annual plan of the cycle. Housing authorities that only operate Section 8 HCV Programs are permitted to submit Streamlined Plans, which require submission of limited information; other information is available for public review.

ANALYSIS

Federal regulations require that a Resident Advisory Board (RAB) participate in the planning process and assist and make recommendations regarding the PHA Plan. The RAB met on January 6 and 29, 2009. PHAs are required to consider the RAB's recommendations to the Plan, but are not required to agree with them. One RAB member recommended that the CDC provide information to all participants about their rights if their rental unit is subject to foreclosure. Although staff is unable to provide legal advice, information will be provided regarding available resources to assist participants residing in a foreclosed property.

PHAs are required to conduct a Public Hearing after a forty-five-day comment period that ended on March 17, 2009. HUD regulations require approval of the Plan by the CDC. The draft Plan has been made available for review at the Neighborhood Services Department offices and on the City's Web site. Public comment has been requested through an advertisement in the North County Times. The City is required to consider written comments, as well as those comments made at the Public Hearing.

The PHA Plan elements that have been revised since the last Annual Plan submission are addressed on page 2 of the plan. Projected financial resources increased slightly from \$13,108,296 in Fiscal Year 2008-09 to \$13,451,503 in Fiscal Year 2009-10. Payment standards were increased effective December 2007 and currently all payment standards are between 90 and 100 percent of the published Fair Market Rents for San Diego County. Section 13 provides new information required in the plan regarding the Violence Against Women Act. Finally, Section 7(c) on page 2 states that effective September 2008, the CDC is using 25 vouchers to provide project-based voucher assistance to persons with disabilities.

FISCAL IMPACT

No fiscal impact.

COMMISSION OR COMMITTEE REPORT

At its February 24, 2009 meeting, the Housing Commission unanimously recommended that the CDC adopt a resolution approving submission of the 2009-2010 Annual Public Housing Agency Plan to HUD.

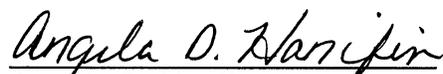
CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION:

Staff recommends that the CDC adopt a resolution approving the 2009-2010 Annual Public Housing Agency Plan and authorizing the CDC Chairman to submit the plans to HUD with the inclusion of changes made to the PHA Plan as a result of public comments, and execute all related documents.

PREPARED BY:


Angela D. Hanifin
Housing Program Manager

SUBMITTED BY:


Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Lawrence, Deputy City Manager
Margery M. Pierce, Director of Neighborhood Services



Attachment 1: Resolution
Attachment 2: 2009-10 Public Housing Agency Plan
Attachment 3: 2005-10 Five-Year Public Housing Agency Plan
Attachment 4: Housing Commission Report

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2 RESOLUTION NO. _____
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4 A RESOLUTION OF THE COMMUNITY DEVELOPMENT
5 COMMISSION OF THE CITY OF OCEANSIDE (CA 132)
6 APPROVING THE STREAMLINED ANNUAL PUBLIC HOUSING
7 AGENCY (PHA) PLAN FOR THE PHA FISCAL YEAR BEGINNING
8 JULY 1, 2009 AND AUTHORIZING THE COMMUNITY
9 DEVELOPMENT COMMISSION CHAIRMAN TO SUBMIT THE PHA
10 PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
11 DEVELOPMENT (HUD) AND EXECUTE ALL RELATED
12 DOCUMENTS.

11 WHEREAS, the Community Development Commission (CDC) of the City of
12 Oceanside (CA 132) administers a Section 8 Housing Choice Voucher (Rental
13 Assistance) Program consisting of approximately 1,500 units;

14 WHEREAS, HUD has issued regulations requiring PHAs to submit 5-Year and
15 Annual PHA Plans beginning in Fiscal Year 2000;

16 WHEREAS, a Resident Advisory Board met on January 6 and 29, 2009 regarding
17 the PHA Plan;

18 WHEREAS, PHAs are required to conduct a Public Hearing after a forty-five day
19 comment period;

20 WHEREAS, a Public Hearing was conducted at the April 1, 2009 Community
21 Development Commission meeting;

22 WHEREAS, HUD regulations require that the Board of Commissioners of the PHA
23 approve the submission of the PHA Plan to HUD;

24 WHEREAS, HUD requires that certifications and agreements be submitted with
25 the PHA Plan.

26 NOW, THEREFORE, the Community Development Commission of the City of
27 Oceanside does resolve as follows:

- 28 1. The submission of the Streamlined 2009-2010 Annual PHA Plan to HUD is hereby approved.
2. The Community Development Commission Chairman is authorized to

1 submit the PHA Plan and make the following certifications and agreements with
2 HUD in connection with submission of the plan and implementation thereof:

3 a. The streamlined Annual Plan is consistent with the applicable
4 comprehensive housing affordability strategy (or any plan incorporating
5 such strategy) for the jurisdiction in which the PHA is located.

6 b. The Plan contains a certification by the appropriate State or local
7 officials that the Plan is consistent with the applicable Consolidated Plan,
8 which includes a certification that requires the preparation of an Analysis of
9 Impediments to Fair Housing Choice, for the PHA's jurisdiction and a
10 description of the manner in which the PHA Plan is consistent with the
11 applicable Consolidated Plan.

12 c. The PHA certifies that there has been no change, significant or
13 otherwise, to the Capital Fund Program (and Capital Fund Program/Fund
14 Replacement Housing Factor) Annual Statement(s), since submission of its
15 last approved Annual Plan. The Capital Fund Program Annual
16 Statement/Annual Statement/Performance and Evaluation Report must be
17 submitted annually even if there is no change.

18 d. The PHA has established a Resident Advisory Board or Boards, the
19 membership of which represents the residents assisted by the PHA,
20 consulted with this Board or Boards in developing the Plan, and considered
21 the recommendations of the Board or Boards (24 CFR 903.13). The PHA
22 has included in the Plan submission a copy of the recommendations made
23 by the Resident Advisory Board or Boards and a description of the manner
24 in which the Plan addresses these recommendations.

25 e. The PHA made the proposed Plan and all information relevant to the
26 public hearing and all information relevant to the public hearing available for
27 public inspection at least 45 days before the hearing, published a notice
28 that a hearing would be held and conducted a hearing to discuss the Plan
and invited public comment.

f. The PHA certifies that it will carry out the Plan in conformity with Title
VI of the Civil Rights Acts of 1964, the Fair Housing Act, section 504 of the

1 Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act
2 of 1990.

3 g. The PHA will affirmatively further fair housing by examining their
4 programs or proposed programs, identify any impediments to fair housing
5 choice within those programs, address those impediments in a reasonable
6 fashion in view of the resources available and work with local jurisdictions to
7 implement any of the jurisdiction's initiatives to affirmatively further fair
8 housing that require the PHA's involvement and maintain records reflecting
9 these analyses and actions.

10 h. For PHA Plan that includes a policy for site based waiting lists:

- 11 • The PHA regularly submits required data to HUD's 50058
12 PIC/IMS Module in an accurate, complete and timely manner (as
13 specified in PIH Notice 2006-24);
- 14 • The system of site-based waiting lists provides for full disclosure
15 to each applicant in the selection of the development in which to
16 reside, including basic information about available sites; and an
17 estimate of the period of time the applicant would likely have to
18 wait to be admitted to units of different sizes and types at each
19 site;
- 20 • Adoption of site-based waiting list would not violate any court
21 order or settlement agreement or be inconsistent with a pending
22 complaint brought by HUD;
- 23 • The PHA shall take reasonable measures to assure that such
24 waiting list is consistent with affirmatively furthering fair housing;
- 25 • The PHA provides for review of its site-based waiting list policy to
26 determine if it is consistent with civil rights laws and certifications,
27 as specified in 24 CFR part 903.7(c)(1).

28 i. The PHA will comply with the prohibitions against discrimination
on the basis of age pursuant to the Age Discrimination Act of 1975.

j. The PHA will comply with the Architectural Barriers Act of 1968
and 24 CFR Part 41, Policies and Procedures for the Enforcement of

1 Standards and Requirements for Accessibility by the Physically
2 Handicapped.

3 k. The PHA will comply with the requirements of section 3 of the
4 Housing and Urban Development Act of 1968, Employment Opportunities
5 for Low- or Very-Low Income Persons, and with its implementing regulation
6 at 24 CFR Part 135.

7 l. The PHA will comply with acquisition and relocation requirements
8 of the Uniform Relocation Assistance and Real Property Acquisition Policies
9 Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

10 m. The PHA will take appropriate affirmative action to award
11 contracts to minority and women's business enterprises under 24 CFR
12 5.105(a).

13 n. The PHA will provide the responsible entity or HUD any
14 documentation that the responsible entity or HUD needs to carry out its
15 review under the National Environmental Policy Act and other related
16 authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

17 o. With respect to public housing the PHA will comply with Davis-
18 Bacon or HUD determined wage rate requirements under Section 12 of the
19 United States Housing Act of 1937 and the Contract Work Hours and
20 Safety Standards Act.

21 p. The PHA will keep records in accordance with 24 CFR 85.20 and
22 facilitate an effective audit to determine compliance with program
23 requirements.

24 q. The PHA will comply with the Lead-Based Paint Poisoning
25 Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of
26 1992, and 24 CFR Part 35.

27 r. The PHA will comply with the policies, guidelines, and
28 requirements of OMB Circular No. A-87 (Cost Principles for State, Local
and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85
(Administrative Requirements for Grants and Cooperative Agreements to
State, Local and Federally Recognized Indian Tribal Governments).

1 s. The PHA will undertake only activities and programs covered by
2 the Plan in a manner consistent with its Plan and will utilize covered grant
3 funds only for activities that are approvable under the regulations and
4 included in its Plan.

5 t. All attachments to the Plan have been and will continue to be
6 available at all times and all locations that the PHA Plan is available for
7 public inspection. All required supporting documents have been made
8 available for public inspection along with the streamlined Plan and
9 additional requirements at the primary business office of the PHA and at all
10 other times and locations identified by the PHA in its PHA Plan and will
11 continue to be made available at least at the primary business office of the
12 PHA.

13 u. The PHA provides assurance as part of this certification that:

14 (i) The Resident Advisory Board had an opportunity to review
15 and comment on the changes to the policies and programs before
16 implementation by the PHA;

17 (ii) The changes were duly approved by the PHA board of
18 directors (or similar governing body); and

19 (iii) The revised policies and programs are available for review
20 and inspection, at the principal office of the PHA during normal
21 business hours.

22 v. The PHA certifies that it is in compliance with all applicable Federal
23 statutory and regulatory requirements.

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3. Acting on behalf of the Board of Commissioners of the Community Development Commission of the City of Oceanside (CA 132) , the Chairman certifies that all the information stated herein for the Annual PHA Plan for Fiscal Year 2009-10, as well as any information provided in the accompaniment herewith is true and accurate.

PASSED AND ADOPTED by the Community Development Commission of the City of Oceanside, this _____ day of _____, 2009, by the following vote:

- AYES:
- NAYES:
- ABSENT:
- ABSTAIN:

CHAIRMAN

ATTEST:

APPROVED AS TO FORM:

SECRETARY

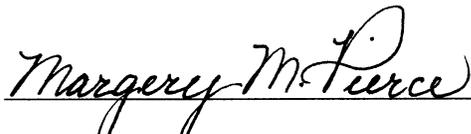

GENERAL COUNSEL

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Margery M. Pierce the Neighborhood Svcs. Director certify that the Five Year and
Annual PHA Plan of the Oceanside CDC is consistent with the Consolidated Plan of
City of Oceanside prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

ATTACHMENT 2

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>City of Oceanside Community Development Commission</u> PHA Code: <u>CA132</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>1,313</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.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 8%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 8%;">PH</th> <th style="width: 11%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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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:																										
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.																										

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
[24 CFR Part 903.12 (b), 903.7 (c)]

Sources	Planned \$
Federal Grants (CY 2008 grants)	
Annual Contributions for Section 8 Tenant-Based Assistance	\$13,324,243
Family Self-Sufficiency Coordinator Grants	\$ 127,260
Total Resources	\$13,451,503

3. Financial Resources:

Rent Determination

Payment Standards

Describe the voucher payment standards and policies.

6.0

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR for studio, one and two bedroom vouchers.
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

11. Fiscal Year Audit:

The audit for fiscal year 2007-08 is being prepared.

13. Violence Against Women Act (VAWA):

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. Staff has been directed to provide referrals to outside agencies that provide such services, including the Women's Resource Center, which is located in Oceanside and provides domestic violence services in the PHA service area.

(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. The 5-Year and Annual Plan are available the PHA offices located at 321 N. Nevada Street, Oceanside, as well as on the PHA's website: www.ci.oceanside.ca.us, under City Departments/Housing/Section 8.

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

(d): Homeownership: The PHA currently has 13 households participating in the HCV Homeownership Program. The PHA will not limit the families participating in the Section 8 Homeownership option. The PHA has established the following additional eligibility criteria for participation in the Section 8 Homeownership Program.

- a. The PHA shall establish minimum income requirements per household size and reserves the right to make changes to these requirements based on current housing prices and available additional sources of funding.
- b. The PHA shall have a preference in the following priority order with date and time of application the deciding factor among priority groups:
 - (1) Family Self-Sufficiency (FSS) program participants with escrow accounts or FSS graduates who have sufficient earnings) as determined by the PHA) to qualify for an appropriate loan amount.
 - (2) Housing Choice Voucher program participants with sufficient earnings (as determined by the PHA) to qualify for an appropriate loan amount.

The PHA has demonstrated its capacity to administer the program by establishing a minimum down payment requirement of at least 3 percent of the purchase price and requiring that at least 1 percent of the purchase prices come from the family's resources.

(e): Project-based Vouchers: The PHA entered into a ten-year HAP Contract effective September 1, 2008 with Community HousingWorks to provide project-based assistance for 21 units at Marisol Apartments located at 1119 S. Tremont Street. The PHA entered into another ten-year HAP Contract effective September 1, 2008 with Community HousingWorks to provide project-based assistance for four units at Old Grove Apartments located at 235 Via Pelicano. All project-based units are designated for persons with disabilities.

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	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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Oceanside PHA has been designated as a High Performing PHA.
9.1	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. The Oceanside PHA has been designated as a High Performing PHA.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Oceanside PHA has been designated as a High Performing PHA. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Oceanside PHA has been designated as a High Performing PHA.
11.0	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. (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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

PHA Plans

Streamlined 5-Year/Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
(exp 05/31/2006)

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 that introduced 5-year and annual PHA Plans. The full 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 of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2010

Attachment 3

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan

Agency Identification

PHA Name: City of Oceanside Community Development Commission

PHA Number: CA132

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:
 1,313

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
 (select all that apply)

- Main administrative office of the PHA
 PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
 PHA development management offices
 PHA local offices
 Main administrative office of the local government
 Main administrative office of the County government
 Main administrative office of the State government
 Public library: Main and Mission Branches
 PHA website
 Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
 PHA development management offices
 Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2010

[24 CFR Part 903.12]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: to implement the City Council's policy regarding housing assistance for low and moderate income households.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score) Maintain High Performer
 - Increase customer satisfaction:
 1. The Oceanside Housing Authority shall publish an annual newsletter for Section 8 Tenants, which will provide updates regarding staffing and program changes, community resources and new tenant/landlord law information.
 2. The Oceanside Housing Authority shall publish participant and owner handbooks to provide detailed program information by December 31, 2005.

3. The Oceanside Housing shall develop a method to provide more detailed information about how the tenant portion of the rent is calculated by June 30, 2006.

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: The Oceanside Housing Authority shall provide voucher counseling at all briefings, intakes and move appointments.
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program: The Oceanside Housing Authority shall administer a HCV Homeownership Program.
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: The Oceanside Housing Authority shall continue to operate a Family Self-Sufficiency Program with 100 participants (partially voluntary program).
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. The Oceanside Housing Authority will continue to collaborate with agencies that assist the elderly and persons with disabilities.
- Other: The Oceanside Housing Authority shall provide written information about community resources to new participants at briefings including social service agencies, utility programs for low-income households and recycling information.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: 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, familial status, and disability: The Oceanside Housing Authority shall provide information about equal opportunity and fair housing at all Section 8 Program briefings. The City of Oceanside contracts with the Fair Housing Council of San Diego to provide fair housing services. In addition, the OHA shall provide reasonable accommodations to persons with disabilities.
 - 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:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

OCEANSIDE HOUSING COMMISSION

TO: COMMUNITY DEVELOPMENT COMMISSION
FROM: OCEANSIDE HOUSING COMMISSION
DATE: FEBRUARY 24, 2009

THE HOUSING COMMISSION RECOMMENDS THAT THE COMMUNITY DEVELOPMENT COMMISSION ADOPT A RESOLUTION APPROVING SUBMISSION OF THE 2009-2010 ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) WITH THE INCLUSION OF CHANGES MADE TO THE PHA PLAN AS A RESULT OF PUBLIC COMMENTS.

CAMP	YES
CHRISTY	YES
COOPER	ABSENT
DAVIS	YES
FARMER	YES
HUSKEY	YES
PARKER	YES
SORENSEN	ABSENT

ALTERNATE	
SAIZ	ABSENT