

5-Year PHA Plan (for All 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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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.

A.	PHA Information.
A.1	<p>PHA Name: City of Encinitas Housing Authority PHA Code: CA155</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 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>The 5-Year PHA Plan is available on the City of Encinitas' website at www.encinitasca.gov; and at City Hall, 505 South Vulcan Avenue, Encinitas, CA 92024</p> <p>PHA Plan Elements</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedure Eligibility is limited to very low income participants (i.e. <50% of area median income). The EHA has preference in the selection of participants from its waiting list. The preferences have a point value and the applicants with the highest points along with date and time on the waiting list will receive the highest priority. The preferences are: (1) resident of or employed in the City of Encinitas; (2) elderly, disabled, families with dependent children, homeless, or veteran; and, (3) date and time of application. 2. Financial resources The EHA receives Section 8 Housing Choice Voucher annual funding of approximately \$1,075,000. 3. Rent Determination Rent is determined based on annual Fair Market Rents and the established Payment Standards, which are reviewed, evaluated, and periodically revised. 4. Operation and Management The EHA is operated within the City of Encinitas organization, which provides staffing, facilities, and supportive infrastructure. The EHA owns 16 units that are not Public Housing units. The units may be leased to Section 8 HCV participants but are not project based Section 8 HCV units. Property management of the units is currently provided by a private property management firm in consultation with EHA staff. 5. Grievance Procedures The EHA has an informal review and hearing procedure, as outlined in its Administrative Plan. If an applicant is determined to be ineligible on the basis of income, household composition, or for any other reason, the applicant shall be notified promptly by letter of the determination, including reasons. The applicant shall be informed in the letter of their right to an informal review, if requested within fourteen days from the date of the letter, to make written or oral objections to the EHA determination. 6. Designated Housing for Elderly and Disabled Families The EHA does not have any Public Housing and therefore this element is not applicable. 7. Community Service and Self-Sufficiency The EHA does not have any Public Housing and therefore this element is not applicable. 8. Safety and Crime Prevention The EHA does not have any Public Housing and therefore this element is not applicable. 9. Pets The EHA does not have any Public Housing and therefore this element is not applicable. 10. Civil Rights Certification The EHA, through the City of Encinitas's Analysis of Impediments to Fair Housing Choice and Consolidated Plan, actively participates in regional fair housing activities, retains a fair housing administrative organization provider, and on a regional and local level implements measures to overcome impediments to fair housing choice. The EHA has executed a Civil Rights Certification. 11. Fiscal Year Audit The most recent audit (FY 2018-19) did not identify any operational or financial findings of the EHA. 12. Asset Management The EHA does not have any Public Housing and therefore this element is not applicable. 13. Violence Against Women Act (VAWA) As identified in the Five-Year Goals and Objectives, the EHA, in conjunction with the City of Encinitas, continues to fund a local nonprofit organization, which provides housing, food, and support services to abused or threatened victims of domestic violence, including women and children.

<input type="checkbox"/> 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 <u>all</u> PHAs completing this form.					
B.1	<p>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.</p> <p>To promote adequate and affordable housing, economic opportunity, and a suitable living environment for Encinitas residents of all income levels. Specific to lower income families, the EHA shall maximize available resources in providing decent, safe, and affordable housing to eligible households.</p>				
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p><u>Goal:</u> Manage the EHA's existing Section 8 program in an efficient and effective manner <u>Objectives:</u> Maintain no less than a 95% utilization rate for available vouchers or budget authority Achieve a high performer rating during the five-year period <u>Goal:</u> Expand the quantity and quality of housing choices to participants <u>Objectives:</u> Achieve a 95% occupancy rate for EHA owned units Continue good working relationships by informing and educating owners in the Section 8 program. <u>Goal:</u> Ensure compliance with Fair Housing Law <u>Objectives:</u> Continue funding of Fair Housing administration for the EHA Participate in annual Fair Housing Events that promote and further fair housing awareness <u>Goal:</u> Ensure compliance with the Violence Against Women Reauthorization Act of 2013 (VAWA) <u>Objectives:</u> Continue funding of local nonprofit providing emergency and transitional housing for victims of domestic violence Continue participant awareness of available resources of the EHA in compliance with VAWA</p>				
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><u>Goal & Objective:</u> Manage the EHA's existing Section 8 program efficiently and effectively, and maintain no less than a 95% utilization rate for available vouchers or budget authority <u>Progress:</u> The EHA achieved a 97% utilization rate The EHA was rated a high performer by HUD for the fiscal year ended 06/30/2019. <u>Goal & Objective:</u> Expand the quantity and quality of housing choices to participants, and achieve a 95% occupancy rate for EHA owned units <u>Progress:</u> The EHA achieved a 100% occupancy rate for the EHA owned units, and several new property managers are participating in the Section 8 program. <u>Goal:</u> Continue funding of Fair Housing administration for the EHA <u>Progress:</u> Through funding from the Community Development Block Grant (CDBG) program, the City has contracted with Legal Aid Society to provide fair housing services. <u>Goal:</u> Ensure compliance with the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) <u>Progress:</u> The City has continued to provide funding to a local nonprofit that provides emergency and transitional housing to victims of domestic violence.</p>				

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. 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>As identified in the Five-Year Goals and Objectives, the EHA, in conjunction with the City of Encinitas, continues to fund a local nonprofit organization which provides housing, food, and support services to abused or threatened victims of domestic violence, including women and children.</p> <p>The EHA has updated its Administrative Plan to comply with VAWA and has trained staff on outside resources available to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. Staff provide referrals to outside agencies that provide such services, including the Community Resource Center, which is located in Encinitas and provides domestic violence services in the EHA service area. The EHA will continue to review cases of possible domestic violence to ensure that applicants and participants are not denied housing assistance based upon an incident or incidents of domestic violence, dating violence, sexual assault, or stalking.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant amendment or modification is any revision of an identified Goal or Objective that does not implement the intent of the Goal or Objective.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></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.7</p>	<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>