

**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.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

**A. PHA Information.**

**A.1** PHA Name: Carlsbad Housing Agency (CHA) PHA Code: CA077  
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025  
 The Five-Year Period of the Plan (i.e. 2019-2023): Fiscal Years 2026-2030  
 PHA Plan Submission Type:  5-Year Plan Submission  Revised 5-Year Plan Submission

**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.

The CHA’s 5-Year PHA Plan and supporting documents are available for inspection at:

<p><b>Carlsbad Housing Agency’s administrative office:</b>          City of Carlsbad, Housing &amp; Homeless Services          1200 Carlsbad Village Drive, Carlsbad, CA 92008</p> <p><b>Website:</b>  <a href="http://www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing/rental-assistance">www.carlsbadca.gov/departments/housing-homeless-services/affordable-housing/rental-assistance</a></p>	<p><b>Carlsbad City Library</b>          1775 Dove Lane, Carlsbad, CA 92011</p> <p><b>Georgina Cole Library</b>          1250 Carlsbad Village Drive, Carlsbad, CA 92008</p> <p><b>City of Carlsbad, Senior Center</b>          799 Pine Avenue, Carlsbad, CA 92008</p>
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) **N/A**

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>B.</b>	<b>Plan Elements.</b> Request for all PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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>The PHA’s Mission is to promote adequate and affordable housing, based on the needs of low-income, very low-income, and extremely low-income families within the city of Carlsbad.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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><b>1. Expand the supply of assisted housing:</b></p> <ul style="list-style-type: none"> <li>• the CHA will apply for additional Housing Choice Voucher funding, when funds are made available, and the CHA is eligible to apply for such funds.</li> </ul> <p><b>2. Improve the quality of assisted housing:</b></p> <ul style="list-style-type: none"> <li>• Improve voucher management by continuing to be recognized as a High-Performer in accordance with HUD’s Section Eight Management Assistance Program (SEMAP) performance evaluation.</li> <li>• Improve management functions by streamlining processes and use of technical initiatives.</li> <li>• Fully utilize and maintain HAP costs within HUD funded allocations.</li> </ul> <p><b>3. Increase assisted housing choices:</b></p> <ul style="list-style-type: none"> <li>• Maintain voucher payment standards to expand assisted housing choices.</li> </ul> <p><b>4. Ensure equal opportunity and affirmatively further fair housing:</b></p> <ul style="list-style-type: none"> <li>• Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, sexual orientation, familial status, and disability</li> <li>• The CHA will provide educational information about equal opportunity and fair housing at all HCV program briefings.</li> <li>• The CHA will provide reasonable accommodation(s) for persons with disabilities.</li> <li>• The CHA will contract with the Legal Aid Society of San Diego, a non-profit agency that provides advocacy on fair housing and tenant/landlord mediation issues.</li> </ul> <p><b>5. New Goal: Adhere to new and upcoming HUD regulations and requirements, including the following:</b></p> <ul style="list-style-type: none"> <li>• The Housing Opportunity Through Modernization Act of 2016 (HOTMA): <ul style="list-style-type: none"> <li>- The CHA’s compliance date for HOTMA aligns with our Administrative Plan update of June 9, 2025, with the following exceptions:</li> <li>- Compliance with specific components of HOTMA may depend on HUD and/or software system capabilities. In those instances, compliance will be adhered to as the CHA is able.</li> <li>- The CHA will inform HCV participants of HOTMA requirements and ensure availability to discuss program changes on a one-on-one basis by participant request.</li> </ul> </li> <li>• National Standards for the Physical Inspection of Real Estate (NSPIRE): <ul style="list-style-type: none"> <li>- The CHA will institute HUD’s new system for housing program inspections, called “NSPIRE”.</li> <li>- The planned implementation will be the latter of: October 1, 2025, or a later date if required by HUD.</li> </ul> </li> </ul>

<p><b>B.3</b></p>	<p><b>Progress Report.</b> 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><b>1. Goal - Expand the supply of assisted housing</b></p> <ul style="list-style-type: none"> <li>• Mainstream Special Purpose Vouchers. The CHA was awarded vouchers for non-elderly persons with disabilities: 28 vouchers (2020), nine vouchers (2021) and ten vouchers in (2022).</li> <li>• Portability Vouchers. In 2021, the CHA began administering port-in vouchers, which increased program participation by 60 households per month.</li> </ul> <p><b>2. Goal - Improve Voucher Management</b></p> <ul style="list-style-type: none"> <li>• The CHA received a High-performance rating from HUD for fiscal year 2024 of the Section Eight Management Assistance Program (SEMAP) report.</li> <li>• The CHA launched an owner portal, which improved access to information for owners and property managers participating in the HCV program.</li> </ul> <p><b>3. Goal – Increase assisted housing choices</b></p> <ul style="list-style-type: none"> <li>• The CHA has maintained payment standards between 90% and 110% of the HUD published Fair Market Rents to ensure voucher holders are able to locate adequate housing in Carlsbad.</li> <li>• The CHA’s Housing Navigator assists new voucher holders by providing services with housing navigation within the CHA jurisdiction.</li> </ul> <p><b>4. Goal – Ensure equal opportunity and affirmatively further fair housing</b></p> <ul style="list-style-type: none"> <li>• The CHA enlisted the services of the Legal Aid Society of San Diego to deliver Fair Housing counseling and seminars for housing staff, participants, and owners. Through cooperation with neighboring cities in north county, the San Diego Regional Analysis of Impediments to Fair Housing has provided direction to both individual cities and the wider region to actively pursue fair housing objectives.</li> <li>• Informational resources, accessible in English and Spanish, can be found in the lobby. These materials are also included in the introductory packets for new participants in the HCV program.</li> </ul>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>The PHA will continue to comply with VAWA and any new updates on the Act. Staff has been advised of outside resources available to children and adult victims of domestic violence, dating violence, sexual assault, or stalking. Staff has been directed to provide referrals to numerous outside agencies as outlined in the City’s Emergency Transfer Plan for persons who are experiencing domestic violence, dating violence, sexual assault, or stalking.</p> <p>The PHA will continue to provide information to new participants at program briefings and by request. In addition, fliers will continue to be available in the lobby in both English and Spanish.</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>The CHA’s criteria for determining a significant amendment/modification to our 5-Year PHA Plan is:</b> Any change that will significantly and/or negatively impact a majority of the Housing Choice Voucher participants or waiting list applicants, unless that change is necessary because of funding constraints or regulatory changes.</p>

<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Yes <input type="checkbox"/> No <input checked="" 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>See the attached "RAB Comments and PHA Analysis" document. (to be added after the RAB)</b></p>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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> <p><b>Attached. (to be added after the Public Hearing)</b></p>
<p><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p><b>D.</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
<p><b>D.1</b></p>	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p><b>N/A.</b></p>