



# AGENDA REPORT

**Department:** Community Development  
**Prepared by:** Marta Rios, Housing Programs Manager  
**Meeting Date:** Tuesday, April 7, 2026  
**Approved by:** Alex Hernandez, Acting City Manager

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**SUBJECT:**

Public Hearing and Resolution Approving the Streamlined Annual Public Housing Agency Plan for Fiscal Year (FY) 2026-2027.

**RECOMMENDATION:**

Conduct the Public Hearing and Adopt a Resolution Entitled, "Resolution of the Community Development Commission - Housing Authority of the City of National City, California, Approving the FY 2026-2027 Streamlined Annual Public Housing Agency Plan for the Housing Choice Voucher Program and Authorizing the Submittal of the Plan to the U.S. Department of Housing and Urban Development."

**BOARD/COMMISSION/COMMITTEE PRIOR ACTION:**

Not Applicable.

**EXPLANATION:**

The U.S. Department of Housing and Urban Development ("HUD"), in response to the Quality Housing and Work Responsibility Act of 1998, requires housing authorities to prepare a Section 8 Housing Choice Voucher Program Public Housing Agency (PHA) Plan. The Public Housing Agency Plan concept is based on the consolidated planning process used for HUD's community development programs.

Like the Consolidated Plan required by HUD for jurisdictions using federal funds for Housing and Community Development, the PHA Plan provides a planning mechanism by which the National City Housing Authority Section 8 - Housing Choice Voucher and Emergency Housing Voucher Programs can examine their long-range and short-term needs. Specifically, the PHA Plan identifies the needs of the families that it serves and develops both long-term strategies through a Five-Year PHA Plan and short-term strategies through a Streamlined Annual PHA Plan for addressing the needs.

The Streamlined Annual Public Housing Authority Plan provides details about the immediate operations of the Section 8 Program and identifies strategies for the National City Housing Authority to manage operational and participant concerns, program needs, and services. The Streamlined Annual PHA Plan for FY 2026-27 was made available for public review and comment on the National City Section 8 Program webpage, [www.nationalcityca.gov/section8](http://www.nationalcityca.gov/section8), and in person at the National City Housing Authority and Office of the City Clerk for a period of 45 days starting on February 6, 2026. There was no public comment received during the public review and comment period.

**FINANCIAL STATEMENT:**

The Housing Authority will provide 1,131 Housing Choice Vouchers and 24 Emergency Housing vouchers in Fiscal Year 2026-27 with an annual housing subsidy value of \$18.5 million and a total program budget of \$20.2 million.

**RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:**

Housing and Community Development

**ENVIRONMENTAL REVIEW:**

This is not a project under CEQA and is therefore not subject to environmental review. CCR15378; PRC 21065.

**PUBLIC NOTIFICATION:**

The Agenda Report was posted within 72 hours of the meeting date and time in accordance with the Ralph M. Brown Act.

**ORDINANCE:**

Not Applicable

**EXHIBITS:**

Exhibit A - Annual PHA Plan FY 2026-27

Exhibit B - Public Hearing Notice with Proof of Publication

Exhibit C – Resolution