



Sonoma County Community Development Commission
Sonoma County Housing Authority

1440 Guerneville Road, Santa Rosa, CA 95403-4107
P.O. Box 12025, Santa Rosa CA 95406-2025

*Members of the
Commission*

David Rabbitt
Chair

Lynda Hopkins
Vice Chair

Susan Gorin
Chris Coursey
James Gore

Michelle Whitman
Executive Director

MEMORANDUM

Date: March 20, 2024

To: Community Development Committee

From: Dorothy Norton, Navigation and Special Programs Supervisor

Subject: Public Hearing on FY 2024-25 Public Housing Authority Annual Plan

The Sonoma County Housing Authority (SCHA) administers the Housing Choice Voucher Program (Program) under contract with the US Department of Housing and Urban Development (HUD). This Program enables very low-income households to rent from private landlords at fair market rental rates and provides rental assistance in the form of project-based vouchers, tying assistance to specific units. Vouchers provide the best avenue to housing stability for low-income households.

Required elements of Program administration include a Five-Year Public Housing Agency (PHA) Plan and an Annual PHA Plan. Each of these documents must be approved by the Housing Authority's Board of Commissioners. The PHA Five-Year Plan approved by the Board in 2020 lays out the Housing Authority's goals and strategies for serving the needs of low-income and very low-income families for the five-year period spanning July 1, 2020 - June 30, 2025. The FY 2024-25 PHA Annual Plan provides a status update on the Housing Authority's progress in meeting the goals outlined in the Five-Year Plan.

The goals laid out in the Five Year Plan are 1) Expand rental assistance opportunities for low-income, vulnerable populations; 2) Continue to partner with local non-profit agencies to provide housing navigation to low-income and/or hard to serve populations; 3) Expand collaboration with the Sonoma County Accessing Coordinated Care and Empowering Self-Sufficiency (ACCESS) program, an initiative developed to holistically support clients with complex needs; 4) Expand the supply of affordable housing; 5) Promote self-sufficiency; and 6) Ensure equal opportunity and affirmatively further fair housing.

The FY 2024-25 Annual Plan provides an update on the progress the Housing Authority made in accomplishing the goals established in 2020. Key accomplishments achieved by the Housing Authority in FY 2023-24 include the following:

- Receipt of 53 new Family Unification Vouchers (FUP) to serve foster youth who are aging out of the foster care system and are at risk of homelessness and



families whose last barrier to having children return to their care is housing stability. Advances Goals 1, 2, 3 and 4.

- Receipt of 20 new Foster Youth Initiative Vouchers (FYI) to serve foster youth who are aging out of the foster care system and are at risk of homelessness. These vouchers were deployed upon receipt and are no longer available for issuance. Advances Goals 1, 2, 3 and 4.
- Receipt of 30 new Mainstream program vouchers to serve non-elderly (ages 18-62), disabled households who are homeless or at risk of homelessness. These vouchers were deployed upon receipt and are no longer available for issuance. Advances Goals 1, 2, 3 and 4.
- During calendar year 2023, 112 new project-based voucher units came into service in Healdsburg (14), Petaluma (78), Sebastopol (9) and Sonoma (11). Advances Goal 1.
- Receipt of HUD Certificate of Achievement for the success of the Mainstream Voucher Program which partners with local service providers. Advances Goal 2
- 100% score on the Section Eight Management Assessment Program and continued recognition as a High Performing Housing Authority. Advances Goal All Goals.
- 13 households graduated from the Family Self Sufficiency program in 2023. Advances Goal 5.
- Completion of a successful waitlist lottery in calendar 2023. Advances Goal 6.

During 2023, the Housing Authority assisted 3,795 households through its various programs, an increase of 1,303 since the start of the current PHA Five-Year Plan. An additional breakdown of comparative data is included below:

	CY 2020		CY 2023		Increase in Households Assisted since 2020
	Households	Individuals	Household	Individuals	
Seniors (age 62+)	1330	<i>1404</i>	1823	<i>1928</i>	493
Disabled Households	1694	<i>1812</i>	2417	<i>2594</i>	723
Large Households (5+ members)	91		146		55
Homeless at Entry	33		836		803
Female Head of Household	1761		2598		837
Extremely low income	1952		2915		963
Total	2492		3795		1303

As required by HUD, the proposed FY 2024-25 PHA Annual Plan is consistent with the HUD-required Five-Year Consolidated Plans of the County of Sonoma and the City of Petaluma, the two HUD entitlement jurisdictions in which the Housing Authority operates the Housing Choice Voucher Program.

Requested Action: Approve the Sonoma County Housing Authority FY 2023-24 Public Housing Authority Annual Plan

Attachments:

1. Draft FY 2023-2024 Public Housing Authority Annual Plan
2. Public Housing Authority Five Year Plan

HUD-50075-HCV ANNUAL PLAN



Sonoma County Community Development Commission

HOUSING AUTHORITY OF THE COUNTY OF SONOMA

CA085

FY 2024-2025 PHA Annual Plan

Public Comment Period: February 16, 2024 – March 1, 2024

Public Hearing: March 20, 2024

Pending Board Approval: March 26, 2024

HUD Submission Deadline: April 17, 2024

HUD Approval: Pending



Telephone (707) 565-7500
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Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p> PHA Name: <u>Sonoma County Housing Authority</u> PHA Code: <u>CA085</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>3,249</u> (HCV, VASH, Mainstream) PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 of 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): See Attached</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Description in attached document</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).			
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 472 1451 1591"> <tr> <td data-bbox="180 472 1451 510">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 510 1451 548"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td data-bbox="180 548 1451 1591"> <p>The SCHA continues its commitment to ensuring equal opportunity and affirmatively furthering fair housing. A listing of activities is shown below.</p> <ul style="list-style-type: none"> • In October 2023, after exhausting the existing waitlist, the Housing Authority opened a new waitlist lottery. Following the close of the lottery application period, 750 applicants were selected at random to be placed on the Housing Choice Voucher waitlist. Pending availability of funding, all 750 applicants are expected to have an opportunity to receive service within a 24-month period regardless of whether or not they qualify for a local preference. • In response to feedback received from housing seekers, the Housing Authority in cooperation with Fair Housing Advocates of Northern California hosted landlord trainings in October 2023. These trainings had a particular focus on new laws related to source of income protections for voucher holders, race discrimination in housing, and providing reasonable accommodations to rental applicants (such as making exceptions for applicants who have spotty credit or rental histories related to disability). Eighty-eight people participated in the training representing numerous property managers and owners from throughout the area. • The preparation of Sonoma County’s updated Affirmatively Furthering Fair Housing (AFFH) document was paused in 2022 due to HUD’s notice of proposed rulemaking, however, it was resumed in the fall of 2023 and the draft is scheduled to be released for public review in early February with an approval by late April or early May of 2024. • During calendar year 2021, a review of the accessibility of all the Housing Authority’s programs and services was completed. The Housing Authority has addressed all programmatic issues that were identified. Physical space deficiencies that were identified have proven to be cost prohibitive for the current leased space. 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Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 the Annual PHA Plan. The Annual 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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

Description of Revisions for all PHA Plan Elements that have been changed:

Financial Resources: The Housing Authority was awarded 20 new Foster Youth Initiative vouchers and 53 new Family Unification Program vouchers in calendar year 2023. Funding for these new vouchers equates to an additional \$1,623,471 of rental assistance for calendar year 2024.

Operation & Management: In April, 2023, Michelle Whitman was appointed as the Executive Director for the Sonoma County Community Development Commission and Sonoma County Housing Authority.

Homeownership Programs: Following a four-year hiatus, the Housing Authority has reinstated its homeownership program effective April 1, 2024.

Significant Amendment/Modification: Significant amendments were made to the Administrative Plan to include all required Housing Opportunity Through Modernization Act (HOTMA) rules. Other significant changes made during calendar year 2023 and 2024 include:

- Removal of the In-Place preference
- Addition of limited preference for persons experiencing chronic homelessness
- Expanded preference for persons experiencing homelessness to allow referrals to come from supportive services providers
- Removal of the \$50 minimum rent
- Authorization to use other agencies “safe harbor” income determinations
- Authorization to use alternate forms of documentation of age
- Denial of portability if a household is subject to a repayment agreement with the Housing Authority
- Requires a downpayment of 10% of the debt owed before the Housing Authority will enter into a repayment agreement with a participating household
- Provides guidelines for project based voucher properties that use the Sonoma County Coordinated Entry System as a waitlist

Below is a report on the PHA's progress in achieving the goals and objectives described in the 2020 5-Year Plan

PHA Goal: Maintain High Performer SEMAP score. The Section 8 Management Assessment Program (SEMAP) enables HUD to identify housing authority capabilities and deficiencies related to the administration of the program. Grading is based on 15 different indicators. A high performer score indicates that the PHA is effectively utilizing the Section 8 program to provide decent, safe and affordable housing and qualifies the PHA to apply for additional vouchers as they become available.

For the Fiscal Year ending June 30, 2023, the Housing Authority received a 100% score for SEMAP and has been deemed a "High Performer" Housing Authority for the 17th consecutive year.

In January 2024, the Housing Authority received a Mainstream Program award from HUD for its success in leasing the Mainstream Voucher program.

PHA Goal: Apply for new vouchers as available. The Housing Authority has continued to apply for new vouchers each time they are made available. During calendar year 2023, the Housing Authority applied for Foster Youth Initiative vouchers (20 awarded), additional Mainstream Vouchers (30 awarded) and additional Family Unification Program (53 awarded).

Since the adoption of its 2020 5-Year Plan, the Housing Authority has received 448 new vouchers - 141 new Mainstream vouchers (111- CY 2020, 30 – CY 2023), 113 Family Unification Program Vouchers (50 - CY 2020, 53 CY 2024), 153 Emergency Housing Vouchers (CY 2021), 16 new Housing Choice Vouchers (CY 2022), 5 Veterans Affairs Supportive Housing vouchers (CY 2022), and 20 Foster Youth Initiative (FYI) vouchers (CY 2023). These vouchers have been deployed through collaborative efforts with the Sonoma County Homelessness Coalition, formerly known as the Sonoma County Continuum of Care, the Sonoma County Coordinated Entry System, Sonoma County Human Services Department and a number of local supportive services providers.

In addition to vouchers that are made available through traditional HUD Public and Indian Housing (PIH) Notices of Funding Availability (NOFA), the SCHA was awarded renewal grants for its Special Needs Assistance Programs through HUD Continuum of Care. These grant funds enable SCHA to provide rental assistance to families, individuals, and youth with disabilities who are experiencing homelessness.

The SCHA has continued its successful partnerships with supportive service agencies through the Continuum of Care funded grant programs, and all of the specialized voucher programs and homeless preferences. These partnerships assist some of the hardest to serve clients, including persons with disabilities, homeless families, senior citizens, victims of domestic violence, former foster youth, and families in the process of reunifying with their children. On average, the SCHA assists approximately 3,100 households each month through its various rental assistance programs.

PHA Goal: Expand the supply of affordable housing. The Housing Authority has continued to utilize Project Based Vouchers to address the need for affordable housing in Sonoma County for both low-income individuals/families and individuals/families experiencing homelessness.

- In 2023, the Housing Authority provided rental assistance to 839 households who were identified as “homeless at admission” to the rental assistance programs.
- Since 2020, the Housing Authority has awarded 380 project-based vouchers to developments throughout Sonoma County.
- Since July 1, 2020, 202 new Project Based Voucher units have come into service in Sonoma County, 19 of these Project Based Voucher units were new construction that were awarded prior to 2020.
 - 22 at Kings Valley Senior Apartments, Cloverdale (2020)
 - 11 at Alta Madrone Apartments, Sonoma (2020)
 - 8 at Windsor Veterans Village, Windsor – Homeless Dedicated (2021)
 - 5 at Don Bennett Senior Apartments, Petaluma (2021)
 - 25 at 575 Vallejo Street Senior Apartments, Petaluma (2022)
 - 25 at 579 Vallejo Street Senior Apartments, Petaluma (2022)
 - 7 at Fisher I Senior Apartments, Petaluma (2022)
 - 6 at Fisher II Senior Apartments, Petaluma (2022)
 - 11 at Foss Creek Court, Healdsburg (2022)
 - 23 at Cherry Creek Village, Cloverdale – Homeless Dedicated (2022)
 - 15 at River City Senior Apartments, Petaluma – Homeless Dedicated (2022)
 - 10 at Valley Oaks Homes, Petaluma (2022)
 - 8 at Petaluma Avenue Homes, Sebastopol (2022)
 - 18 at Corona Ranch Homes, Petaluma (2022)
 - 8 at Washington Creek Apartments, Petaluma (2022)
 - 60 at Studios at Montero, Petaluma – Homeless Dedicated (2023)
 - 3 at Piper Street Apartments, Healdsburg – Homeless Dedicated (2023)
 - 8 at The Randall, Healdsburg (2023)
 - 9 at Valley Oaks, Petaluma (2023)
 - 5 at Village Green II, City of Sonoma – Senior/Disabled (2023)
- In 2024, 50 new PBV units are expected to come into service as shown below:
 - 16 at 414 Petaluma, Petaluma – homeless dedicated permanent supportive housing units
 - 8 at Heritage Park, Windsor – homeless dedicated
 - 5 at Monte Vina Apartments, Healdsburg – homeless dedicated
 - 12 at Petaluma River Place, Petaluma
 - 8 additional units at The Randall, Healdsburg

Attracting new landlords to participate in the Housing Authority’s rental assistance programs has continued to be a priority. The landlord engagement program which was implemented in 2019 has continued to be successful, bringing in 113 new landlords in calendar year 2020, 126 new landlords during calendar year 2021, 143 new landlords in 2022, and 125 in 2023.

HCV-50075

B.6 Progress Report

PHA Annual Plan for Fiscal Year Ending 6/30/2024

In July 2022, the Housing Authority was awarded American Rescue Plan Act funds by the Sonoma County Board of Supervisors to centralize housing location services within the County and to expand the number of units available to rental assistance clients, particularly clients experiencing homelessness. To kick off the program, the Housing Authority launched a Housing Heroes campaign in September 2022. The initial outreach for this program included print and radio advertisements aimed at attracting property managers and owners who have not participated with the Housing Authority. To augment the program, centralized housing search software was rolled out making unit location simplified for housing seekers and service providers. A dedicated housing locator was hired to work in the community and attract and recruit new landlords to utilize this system. As of the writing of this report, the web-based system has 826 registered properties, or 1,153 units and 208 units are actively available for rent. Feedback from property owners and managers has indicated that the new system makes their units much easier to advertise to low-income households. Additionally, the ARPA funds have been used to pay 45 owner incentive payments, 22 unit holding fees, 7 unit repairs, and 16 damage claims. Each of these payments has added to the positive narrative about working with rental assistance programs.

In 2022, the Housing Authority began a Housing Workshop to assist voucher recipients in conducting an effective housing search. The informational workshops include useful information including topics such as looking for housing, approaching potential landlords and discussing credit and criminal backgrounds with potential landlords. In the first year, 79 voucher clients attended these workshops, 29 of whom successfully located housing. During 2023, 58 voucher clients attended these workshops, 40 of whom successfully located housing. Case workers frequently attended these workshops to learn how to assist their clients. In response to this need an additional training was added in November 2022 specific to social service workers. 71 supportive service agency staff representing 13 community agencies have attended the trainings.

The Housing Authority's Housing Navigation program has continued to be successful in assisting some of the area's most vulnerable residents in achieving permanent housing. Since January 2020, the Housing Navigation program has assisted 213 households (317 persons) who were experiencing homelessness in achieving permanent housing.

PHA Goal: Promote self-sufficiency. In 2020 and 2021, Following pandemic-related struggles, the Housing Authority saw a decline in Family Self-Sufficiency (FSS) numbers. In 2022 the Housing Authority was able to hire a designated FSS program coordinator and draw names from the FSS waitlist. There are currently 37 active participants in the program working towards self-sufficiency. Since 2021, there have been 18 FSS program graduates (3 in CY 2021, 2 in CY 2022, and 13 in CY 2023). Recipients of Foster Youth to Independence (FYI) vouchers were added as a FSS waitlist preference in 2023. Enrolling the FYI youth in the program is time sensitive as their rental assistance will end after 5 years.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing. The SCHA continues its commitment to ensuring equal opportunity and affirmatively furthering fair housing. A listing of activities is shown below.

- In October 2023, after exhausting the existing waitlist, the Housing Authority opened a new waitlist lottery. Following the close of the lottery application period, 750 applicants were selected at random to be placed on the Housing Choice Voucher waitlist. Pending availability of funding, all 750 applicants are expected to have an opportunity to receive service within a 24-month period regardless of whether or not they qualify for a local preference.
- In response to feedback received from housing seekers, the Housing Authority in cooperation with Fair Housing Advocates of Northern California hosted landlord trainings in October 2023. These trainings had a particular focus on new laws related to source of income protections for voucher holders, race discrimination in housing, and providing reasonable accommodations to rental applicants (such as making exceptions for applicants who have spotty credit or rental histories related to disability). Eighty-eight people participated in the training representing numerous property managers and owners from throughout the area.
- The preparation of Sonoma County's updated Affirmatively Furthering Fair Housing (AFFH) document was paused in 2022 due to HUD's notice of proposed rulemaking, however, it was resumed in the fall of 2023 and the draft is scheduled to be released for public review in early February with an approval by late April or early May of 2024.
- During calendar year 2021, a review of the accessibility of all the Housing Authority's programs and services was completed. The Housing Authority has addressed all programmatic issues that were identified. Physical space deficiencies that were identified have proven to be cost prohibitive for the current leased space. Due to this, the Housing Authority will be moving to a new, fully accessible space during calendar year 2024.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Michelle Whitman, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2024/2025 of the Sonoma County Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

County of Sonoma

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

See Attachment.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Michelle Whitman

Title: Executive Director

Signature:

Date:

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

ATTACHMENT TO HUD-50077-SL
PHA Annual Plan for Fiscal Year Ending 6/30/2024

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

There is a great, unmet need for housing in Sonoma County which is detailed in the two Consolidated Plans covering the jurisdiction of the PHA. These needs are identified by income, family type and specific housing problems.

1. The Sonoma County 2020 Consolidated Plan states that affordable housing and assisting the County's homeless are high priorities. Specific goals related to these priorities are to make market rate housing units affordable to low income persons through the provision of rental subsidies and to implement strategies for homelessness prevention and intervention county-wide. Activities included within the PHA Five Year Plan are consistent with the priorities contained in the Sonoma County Consolidated Plan, which include providing decent, affordable housing for low-income persons, and coordinated efforts to assist those experiencing homelessness to gain housing.
2. The Consolidated Plan for the City of Petaluma includes goals specific to increasing the supply of affordable rental housing for Petaluma's lowest income households, preserving existing affordable housing stock, providing housing and services to special needs populations, increasing the supply of affordable housing. Activities included in the PHA Five Year Plan are consistent with the initiatives contained in the City of Petaluma Consolidated Plan which include providing decent, affordable housing for low-income persons and expanding economic opportunities for low-income persons.

The most recent Analysis of Impediments to Fair Housing study (AI) found that the lack of affordable housing was a primary barrier faced by persons of protected classes within the jurisdiction of the PHA.

Activities and specific goals included in the PHA Five Year Plan which are consistent with the Consolidated Plan and Analysis of Impediments to Fair Housing include:

- a. Applying for additional vouchers as available
- b. Collaboration with local homeless services providers to reach the most vulnerable members of the community
- c. Expanding the supply of affordable housing
- d. Promoting self-sufficiency
- e. Partnering with local supportive services agencies to provide vulnerable clients seeking to exist homelessness housing location and stabilization services
- f. Ensuring equal opportunity and affirmatively further fair housing.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/01/2022, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Sonoma County Housing Authority _____
 PHA Name

CA085 _____
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024/25 _____

5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director Michelle Whitman		Name Board Chairman David Rabbitt	
Signature	Date 3/26/2024	Signature	Date 3/26/2024

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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HUD-50075-HCV-5Y



Sonoma County Community Development Commission

HOUSING AUTHORITY OF THE
COUNTY OF SONOMA

CA085

FY 2020 – 2025 PHA 5 Year Plan

Public Comment Period: February 2, 2020 – March 18, 2020

Public Hearing: March 18, 2020

Board Approval: April 7, 2020

HUD Submission Deadline: April 16, 2020

HUD Approval: June 16, 2020



Telephone (707) 565-7500
FAX (707) 565-7583 • TDD (707) 565-7555



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: <u>Sonoma County Housing Authority</u> PHA Code: <u>CA085</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u> 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 PHA 5 Year Plan, PHA Annual Plan and all associated PHA Plan elements are available for public inspection on the PHA website at www.sonoma-county.org/cdc and at the PHA's office located at 1440 Guerneville Road, Santa Rosa, CA. Upon request, the documents will be sent via U.S. mail when requester does not have access to the internet or the physical office.</p> <p>The public may obtain additional information related to PHA policies from the Sonoma County Housing Authority Administrative Plan posted on the PHA website or by contacting the PHA office at (707) 565-7500.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.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. The Sonoma County Community Development Commission exists to open doors to permanent housing and opportunity.

B.2

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.

5-Year Goals and Objectives for FY 2020-2025

PHA Goal: Maintain High Performer SEMAP score

Objective: Maintain the Housing Authority's status as High Performing Agency

PHA Goal: Expand rental assistance opportunities for low-income, vulnerable populations

Objective: Apply for new rental assistance funding as HUD opportunities become available through the Mainstream Voucher Program, Continuum of Care, Veterans Assistance Supportive Housing, Family Unification Program, or any other opportunity deemed appropriate.

PHA Goal: Continue to partner with local non-profit agencies to provide housing navigation to low-income and/or hard to serve populations

Objective: Connect clients of special rental assistance programs with housing navigation services by continuing partnerships with local supportive services agencies. Special program clients include, but are not limited to the Reentry Pilot Program, the Move-On program, the VASH program, and the Mainstream Voucher program, and any other program deemed appropriate.

PHA Goal: Expand collaboration with the Sonoma County Accessing Coordinated Care and Empowering Self-Sufficiency (ACCESS) program, an initiative developed to holistically support clients with complex needs.

Objective: Develop a referral based system in order to provide rental assistance resources for some of the most vulnerable residents in the community who have been identified by the ACCESS program.

Objective: When client is willing, have client sign a Release of Information allowing Sonoma County governmental "safety net" organizations to work collaboratively in assisting client to maintain stable housing.

PHA Goal: Expand the supply of affordable housing

Objective: Expand the availability of the Project Based Voucher program to allow for 20% of the Housing Authority's Annual Contribution Contract units, or 564 vouchers, to be available for project basing in order to create and maintain affordable housing in Sonoma County.

Objective: With HUD approval, utilize the 10% exception to the Project Based Voucher program to allow an additional 282 project based vouchers (beyond the 564) be made available for permanent supportive housing and/or homeless dedicated housing.

Objective: Increase rental units available to program participants by gaining 10 new private market landlords or 30 new available units per fiscal year

PHA Goal: Promote self-sufficiency

Objective: Increase the Family Self-Sufficiency Program to a minimum of 35 families

Objective: Designate 15% of Family Sufficiency Program to serve clients of the Family Unification Program

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objective: Provide bi-annual Fair Housing and Equal Opportunity training to all Housing Authority staff

Objective: Monitor all project based housing partners to ensure they are adhering to Equal Opportunity and Fair Housing practices

Objective: Continue the use of a lottery based waitlist to ensure that all applicants have an equal opportunity to receive assistance

B.3

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.

PHA Goal: Maintain High Performer SEMAP score. The Section 8 Management Assessment Program (SEMAP) enables HUD to identify housing authority capabilities and deficiencies related to the administration of the program. Grading is based on 15 different indicators. Despite a significant loss of available rental units due to three natural disasters during the preceding five years, the SCHA has continued to be rated a High Performing PHA by HUD. A high score indicates that the PHA is effectively utilizing the Section 8 program to provide decent, safe and affordable housing and qualifies the PHA to apply for and receive additional vouchers as they become available.

PHA Goal: Apply for new vouchers as available. The SCHA has applied for new vouchers each time they have been made available. During calendar year 2018, the SCHA applied for, and was awarded 50 Mainstream vouchers and 5 Veterans Affairs Supportive Housing Vouchers (VASH). In calendar year 2019, SCHA was awarded an additional 70 Mainstream Vouchers and an additional 5 VASH vouchers. SCHA also applied for an additional 75 Family Unification Program (FUP) vouchers and is awaiting notification of award.

In addition to vouchers that are made available to Housing Authorities through traditional HUD Public and Indian Housing (PIH) Notices of Funding Availability (NOFA), the SCHA also applied for, and was awarded, new and renewal Special Needs Assistance Program grants from HUD through the Continuum of Care. Through these grants, SCHA provides rental assistance for homeless families, individuals, and youth with disabilities. During calendar year 2018, the SCHA was awarded a new Continuum of Care grant to provide tenant-based rental assistance to homeless persons with chronic health conditions who are working with Federally Qualified Healthcare Centers. Through this new grant, permanent housing is being provided to fifteen to twenty households on an annual basis.

The SCHA has continued its successful partnerships with supportive service agencies through the Continuum of Care and Family Unification programs. These partnerships assist some of the hardest to serve clients, including persons with disabilities, homeless families, senior citizens, victims of domestic violence, former foster youth, and families in the process of reunifying with their children. On average, the SCHA assists 3,000 households each month through its various rental assistance programs.

PHA Goal: Expand the supply of affordable housing. During the preceding five years, the SCHA implemented several strategic initiatives to expand the supply of housing available to voucher recipients. One initiative implemented was an increase in the number of project-based vouchers available in order to both expand and maintain the supply of affordable housing within the jurisdiction. In December of 2018, SCHA awarded 93 project based vouchers to developments throughout Sonoma County; 82 of the vouchers awarded were awarded to existing developments in order to maintain and preserve existing affordable units.

Additionally, in 2018, the Housing Authority hired a full-time landlord liaison to work directly with local landlords. The goal of this initiative has been to expand housing opportunities for SCHA clients. In 2019, the Housing Authority partnered with the Sonoma County Department of Human Services to hire an additional landlord liaison to attract local landlords. Enhanced

landlord engagement efforts include a designated Housing Authority phone number and email address for landlords, improved landlord marketing materials, increased direct meetings with local landlords, and increased participation in local realtor events, housing fairs, local property management associations, and the California Apartment Association. Through these efforts the SCHAs continues to mitigate misconceptions many landlords have regarding participants of rental assistance programs thereby expanding the supply of units available to voucher holders in all areas of Sonoma County.

PHA Goal: Promote self-sufficiency. Each year the SCHAs has applied for and received grant funding from HUD for a Family Self-Sufficiency (FSS) Program Coordinator. In 2019 the SCHAs FSS program was rated “Excellent” on HUD’s new FSS Performance Measurement System. During the period of 2015 - 2019, 22 FSS participants graduated from the program, all of whom were employed at the time of their graduation. 15 of these FSS graduates are no longer receiving rental assistance.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing. The SCHAs has continued its commitment to ensuring equal opportunity and affirmatively furthering fair housing. In 2018, it was determined that the combination of a continuously open waitlist and residency preference had resulted in only applicants from within the SCHAs jurisdiction being provided an opportunity to access the programs and services available through the Housing Authority. In order to ensure that the waitlist is administered in an equitable fashion and to affirmatively further fair housing, significant changes were made to the Housing Authority’s preferences and waitlist process during calendar year 2019. Following robust community engagement, the SCHAs closed and cancelled its existing waitlist which had in excess of 27,000 applicants on it. Concurrent to the closure and cancellation, SCHAs eliminated its residency preference. Following the cancellation of the waitlist, extensive outreach was conducted and a new waitlist was developed utilizing a lottery based system.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHAs 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.

The Housing Authority is committed to complying with the Violence Against Women Act by ensuring that an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The PHA will provide resource information to HCV applicants and participants about the resources and programs available for victims of domestic violence.

<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>Significant amendments or substantial deviations/modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board. An exception to this definition will be made only for changes that are adopted to reflect HUD regulatory requirements and such changes shall not be considered significant amendments or substantial deviations.</p> <p>If a significant amendment or substantial deviation/modification to the PHA Plan occurs, the SCHA will submit a revised PHA Plan that has met full hearing process requirements.</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 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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 **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. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 **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. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 **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. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 **Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

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 the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Barbie Robinson, the Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Sonoma County Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the


County of Sonoma
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

See Attachment to HUD-50077-SL.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official Barbie Robinson	Title Executive Director
Signature 	Date April 8, 2020

ATTACHMENT TO HUD-50077-SL

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

There is a great, unmet need for housing in Sonoma County which is detailed in the two Consolidated Plans covering the jurisdiction of the PHA. These needs are identified by income, family type and specific housing problems. The PHA and the Consolidated Planners of the jurisdiction work as partners to identify and address the housing needs of the low-income residents of Sonoma County and will work in concert in the development of the 2020 Consolidated Plan.

1. The Sonoma County 2015 Consolidated Plan states that affordable housing and assisting the County's homeless are high priorities. Specific goals related to these priorities are to make market rate housing units affordable to low income persons through the provision of rental subsidies and to implement strategies for homelessness prevention and intervention county-wide. Activities included within the PHA Five Year Plan are consistent with the priorities contained in the Sonoma County Consolidated Plan, which include providing decent, affordable housing for low-income persons, and coordinated efforts to assist those experiencing homelessness to gain housing.
2. The Consolidated Plan for the City of Petaluma states that 42% of low-income renter households within the City are rent burdened. Activities included in the PHA Five Year Plan are consistent with the initiatives contained in the City of Petaluma Consolidated Plan which include providing decent, affordable housing for low-income persons and expanding economic opportunities for low-income persons.

The most recent Analysis of Impediments to Fair Housing study (AI) found that the lack of affordable housing was a primary barrier faced by persons of protected classes within the jurisdiction of the PHA.

Activities and specific goals included in the PHA Five Year Plan which are consistent with the Consolidated Plan and Analysis of Impediments to Fair Housing include:

- a. Applying for additional vouchers as available
- b. Collaboration with local homeless services providers to reach the most vulnerable members of the community
- c. Expanding the supply of affordable housing
- d. Promoting self-sufficiency
- e. Partnering with local supportive services agencies to provide vulnerable clients seeking to exist homelessness housing location and stabilization services
- f. Ensuring equal opportunity and affirmatively further fair housing.