

# HUD-50075-HCV-5Y



**Sonoma County Community Development Commission**

## HOUSING AUTHORITY OF THE COUNTY OF SONOMA

### CA085

### FY 2025 – 2030 PHA 5 Year Plan

Public Comment Period: January 17, 2025 – March 03, 2025

Public Hearing: March 19, 2025

Board Approval: March 25, 2025

HUD Submission Deadline: April 17, 2025

HUD Approval: May 23, 2025



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<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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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.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p><b>PHA Name:</b> _____ Sonoma County Housing Authority _____ <b>PHA Code:</b> <u>CA085</u> _____</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> <u>07/2025</u> _____</p> <p><b>The Five-Year Period of the Plan:</b> <u>2025-2030</u> _____</p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> 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 Sonoma County Community Development Commission is dedicated to promoting decent and affordable housing, revitalizing communities, and supporting public services that increase economic stability for County residents</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>See Attachment 1</p>
<b>B.3</b>	<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>See Attachment 2</p>
<b>B.4</b>	<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 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.</p> <p>The PHA will provide resource information to HCV applicants and participants about the resources and programs available for victims of domestic violence.</p> <p>The PHA will continue to partner with the local domestic violence service providers to connect victims of domestic violence to rental subsidies when possible.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<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>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>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?</p> <p>Y   N  <input type="checkbox"/> <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>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>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?</p> <p>Y   N  <input type="checkbox"/> <input checked="" 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>

D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

**The Sonoma County Housing Authority is a non-qualified PHA and is required to complete this section only with its Annual Plan**

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

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

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.**

**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))

**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\(a\)\(3\)](#)).

**C. Other Document and/or Certification Requirements.**

**C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have 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\(b\)](#), [24 CFR § 903.19](#))

**C.3 Certification by State or 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.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.**

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**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.

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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 1.64 hours per year per response or 8.2 hours per response every five years, 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.

## **B.2 Goals and Objectives**

The following are the Sonoma County Housing Authority's (SCHA) goals and objectives for the next five years (2025-2030):

### ***PHA Goal 1: Increase housing choices for assisted tenants:***

Objective 1: Conduct proactive outreach and build relationships with other governmental agencies, landlords, and non-profit agencies to increase options for low-income residents.

Objective 2: Provide information on the feasibility of homeownership, and other affordable housing options to increase housing choice for assisted tenants.

Objective 3: Expand the existing Housing Search workshop for assisted tenants.

### ***PHA Goal 2: Expand the supply of assisted housing:***

Objective 1: Apply for additional rental assistance vouchers when available.

Objective 2: Maximize project-based vouchers assigned to new construction or substantial renovation affordable housing.

### ***PHA Goal 3: Promote self-sufficiency among Housing Authority assisted tenants***

### ***PHA Goal 4: Expand rental assistance to assist in housing the unhoused in Sonoma County***

Objective 1: Reduce the number of homeless families with minor children.

Objective 2: Reduce the number of homeless individuals through use of homeless set-aside vouchers (up to 50% of turnover vouchers).

Objective 3: Maximize the number of project-based vouchers assigned to new construction or substantial renovation permanent supportive housing projects.

### ***PHA Goal 5: Maintain a High Performer Section Eight Management Assessment Program (SEMAP) score***

**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, 2024, the Housing Authority received a 100% score for SEMAP and has been deemed a "High Performer" Housing Authority for the 18<sup>th</sup> consecutive year.

**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 2024, the Housing Authority applied for additional Veterans Affairs Supportive Housing Vouchers (VASH). As of the writing of this update, we are awaiting notification of award.

Since the adoption of its 2020 5-Year Plan, the Housing Authority has received 448 new vouchers - 141 new Mainstream vouchers, 113 Family Unification Program Vouchers, 153 Emergency Housing Vouchers, 16 new Housing Choice Vouchers, 5 Veterans Affairs Supportive Housing vouchers, and 20 Foster Youth Initiative (FYI) vouchers. These vouchers have been deployed through collaborative efforts with the Sonoma County Homelessness Coalition, 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 households 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, 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 2024, the Housing Authority provided rental assistance to 895 households who were identified as "homeless at admission" to the rental assistance programs.

- Since July 1, 2020, 337 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)
  - 16 at 414 Petaluma, Petaluma – 13 Homeless Dedicated Permanent Supportive Housing units and 3 General Housing units (2024)
  - 5 at Monte Vina Apartments, Healdsburg – Homeless Dedicated (2024)
  - 29 at Elderberry Commons, Sebastopol – Homeless
  
- In the upcoming five-year period, 149 newly constructed PBV units are expected to come into service as shown below:
  - 8 at Heritage Park, Windsor – homeless dedicated (anticipated 2026)
  - 12 at Petaluma River Place, Petaluma (anticipated 2025)
  - 21 at George’s Hideaway, Guerneville– homeless dedicated (anticipated 2026)
  - 30 at Caritas Homes Phase 2, Santa Rosa – permanent supportive housing (anticipated 2026)
  - 14 at Dry Creek Commons, Healdsburg – 6 permanent supportive housing units and 8 general population units (anticipated 2026)
  - 33 at Meridian at Corona, Petaluma – permanent supportive housing units (anticipated 2026)
  - 5 at Redwood Glen Apartments, Windsor – permanent supportive housing units (anticipated 2026)
  - 18 at Summer Oaks, Sonoma – 2 homeless dedicated units, 16 general population units (anticipated 2026)
  - 8 at Downtown River Apartments, Phase 2, Petaluma – general population (anticipated 2025)

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 a total of 602 new landlords over the course of the five years between 2020 – 2025.

In July 2022, the Housing Authority was awarded American Rescue Plan Act (“ARPA”) 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 1,555 registered properties and 200 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. The ARPA funds have also been used to pay 86 owner incentive payments, 41 unit holding fees, 12 unit repairs, and 25 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. Since its implementation, 125 voucher clients have attended these workshops, 93 of whom successfully located housing. Case workers frequently attend these workshops to learn how to assist their clients. In response to this need additional trainings have been added specific to social service workers. 109 supportive service agency staff representing 21 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 233 households (345 persons) who were experiencing homelessness in achieving permanent housing.

**PHA Goal: Promote self-sufficiency.** In 2022 the Housing Authority hired a designated Family Self-Sufficiency (“FSS”) program coordinator and drew names from the FSS waitlist. There are currently 43 active participants in the program working towards self-sufficiency. Since 2021, there have been 23 FSS program graduates (3 in CY 2021, 2 in CY 2022, 13 in CY 2023, and 5 in CY 2024).

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing.** The SCHA Achieved this goal in the previous 5-Year Plan. 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. As of the writing of this report, no names have been drawn from this waitlist due to a shortfall of funding. It is expected that all 750 applicants will have an opportunity to receive service by the end of calendar year 2026 regardless of whether they qualify for a local preference.
- In response to feedback received from housing seekers, the Housing Authority has made efforts to provide training to both housing and supportive services providers.
  - In cooperation with Fair Housing Advocates of Northern California the Housing Authority 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.
  - In April 2024, the Housing Authority presented at the National Association of Residential Property Managers Marin/Sonoma Chapter to supply information about rental assistance vouchers and requirements.
- 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 were cost prohibitive for the leased space. Due to this, the Housing Authority relocated to a new, fully accessible space in September. 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 of the Sonoma County Housing Authority  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2030 and/or Annual PHA Plan for fiscal year 2024 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: Michelle Whitman <small>Digitally signed by Michelle Whitman Date: 2025.03.25 17:07:10 -07'00'</small>	Date: March 25, 2025

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 Five Year Plan for fiscal years 2025-2030 and Annual Plan for Fiscal Year ending 6/30/2025

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

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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. Increasing housing choice for assisted tenants
- b. Expanding the supply of assisted housing
- c. Expanding rental assistance to assist in housing the unhoused in Sonoma County

**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 X 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 July 1, 2025, 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 2024-2025

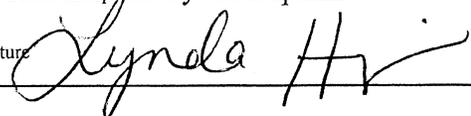
5-Year PHA Plan for Fiscal Years 2025 - 2030

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 Chairperson Lynda Hopkins

Signature  Date 4/21/2025

Signature  Date 3/25/25

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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.

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.