

# 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: Pending



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

**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.

| <b>A.</b>          | <b>PHA Information.</b>  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>A.1</b>         | <p><b>PHA Name:</b> <u>Sonoma County Housing Authority</u> <b>PHA Code:</b> <u>CA085</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/01/2020</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: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code   |                    |          |                             |                                 | Program(s) in the Consortia  | Program(s) not in the Consortia | No. of Units in Each Program |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  | PH                 | HCV      |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lead PHA:          |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|            |   |
|------------|---|
| <b>B.</b>  | <b>5-Year Plan.</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 exists to open doors to permanent housing and opportunity.</p> |

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.**

|  |   |
|--|---|
|  | <p><u>Objective:</u> Provide bi-annual Fair Housing and Equal Opportunity training to all Housing Authority staff</p> |
|--|---|

|  |   |
|--|---|
|  | <p><u>Objective:</u> Monitor all project based housing partners to ensure they are adhering to Equal Opportunity and Fair Housing practices</p> |
|--|---|

|  |   |
|--|---|
|  | <p><u>Objective:</u> Continue the use of a lottery based waitlist to ensure that all applicants have an equal opportunity to receive assistance</p> |
|--|---|

**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

|     |   |
|-----|---|
|     | <p>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 SCHA 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.</p> <p><b><u>PHA Goal: Promote self-sufficiency.</u></b> Each year the SCHA has applied for and received grant funding from HUD for a Family Self-Sufficiency (FSS) Program Coordinator. In 2019 the SCHA's 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.</p> <p><b><u>PHA Goal: Ensure equal opportunity and affirmatively further fair housing.</u></b> The SCHA 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 SCHA's 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 SCHA closed and cancelled its existing waitlist which had in excess of 27,000 applicants on it. Concurrent to the closure and cancellation, SCHA 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.</p> |
| B.4 | <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>  |

|            |  |
|------------|--|
| <b>B.5</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> |
| <b>B.6</b> | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N<br/> <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>   |
| <b>B.7</b> | <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>   |

# 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, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

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

\_\_\_\_\_  
*PHA Name*

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

\_\_\_\_\_  
*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.

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

Title

Signature

Date

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.