

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

5-Year Goals and Objectives for FY2010-2015

1. Maintain High Performer SEMAP score (90% or above)
2. Apply for new vouchers and funding whenever they are available
3. Conduct outreach to potential voucher landlords
4. Promote self-sufficiency of assisted households
5. Ensure equal opportunity and affirmatively further fair housing

Report on the progress in meeting the goals and objectives described in the previous 5-Year Plan for the Sonoma County Housing Authority (SCHA) for FY2005-2010.

1. HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing
 - A. PHA Goal: Expand the supply of assisted housing. This was accomplished by applying for additional vouchers and leveraging other funds to create additional housing opportunities. In order to increase the availability of affordable housing, we applied for new Housing Choice Vouchers (HCV) from HUD. In November 2009, we were awarded 50 new Family Unification Program HCVs. The HCV program has now increased to 2772 vouchers. Each year the SCHA applied for and was awarded new or renewal Shelter Plus Care (S+C) grants from HUD through the Continuum of Care. These grants assist homeless families, individuals, and former foster youth with disabilities. The SCHA has continued its successful partnerships with supportive service agencies through the S+C program and the HOME Tenant-Based Rental Assistance Program. These partnerships assist some of the hardest to serve, including persons with disabilities, homeless families, seniors, victims of domestic violence, former foster youth, and families in the process of reunifying with their children. The SCHA continues to assist 30 very low-income mobilehome owners with space rent through the Mobilehome Space Rent Assistance Program. Over 3,000 families are currently being assisted through these rental assistance programs.
 - B. PHA Goal: Improve the quality of assisted housing. This was accomplished by maintaining a High Performer rating in the Voucher program. The Section 8 Management Assessment Program (SEMAP) is an assessment process that enables HUD to effectively manage the Section 8 program by identifying housing authority capabilities and deficiencies related to the administration of the program. Grading is based on 15 different indicators. The SCHA has received over 100% each year for its SEMAP score and has been rated a High Performing Housing Authority by HUD. This also allows the SCHA to apply for and receive additional vouchers when they are available.
 - C. PHA Goal: Increase assisted housing choices. This was accomplished by providing voucher mobility counseling to all participants and by conducting outreach efforts to potential landlords. The SCHA actively outreached to the property owners of Sonoma County and the Leased Housing Manager has continued to serve as a member of the Board of Directors of the North Coast Rental Housing Association, the largest local association of owners and managers. These efforts have enabled voucher holders to locate rental units in all areas of Sonoma County.
2. HUD Strategic Goal: Improve community quality of life and economic vitality.
 - A. PHA Goal: Provide an improved living environment. Since the SCHA has no public housing, this was accomplished by the funding our Community Development division provided to community-based agencies and non-profits through CDBG, HOME and FESG.
3. HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals
 - A. PHA Goal: Promote self sufficiency. This was accomplished by continuing to apply for and receive funding from HUD for a Family Self-Sufficiency (FSS) Coordinator for the FSS Program. Since the FSS program began in 1993, 19 families have become homeowners, 154 families have completed the program by meeting their employment goals and 387 families have received assistance through the program.
4. HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans
 - A. PHA Goal: Ensure equal opportunity and affirmatively further fair housing. The SCHA has developed extensive non discrimination and fair housing policies and complies fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The SCHA does not deny any family or individual the equal opportunity to apply for or receive rental assistance on the basis of race, color, gender, religion, creed, national or ethnic origin, age, familial or marital status, disability or sexual orientation. Staff receives fair housing and accessibility training and information is provided to participant families. The SCHA and its programs are accessible to persons with disabilities. The SCHA works closely with local supportive service agencies that assist persons with disabilities.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Financial Resources 2. Fiscal Year Audit <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ol style="list-style-type: none"> 1. Sonoma County Community Development Commission/Sonoma County Housing Authority, 1440 Guerneville Road, Santa Rosa, CA 2. Board of Supervisors office, 575 Administration Drive, 100A, Santa Rosa, CA 3. Central Library, 3rd and E Streets, Santa Rosa, CA
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Homeownership: The PHA may allow monthly homeownership assistance payments to qualified families according to policies detailed in the Housing Choice Voucher Administrative Plan. The homeownership option is used to assist a Housing Choice Voucher family residing in a home they have purchased. The family must meet specific criteria and obtain financing for the home. The SCHA has not had any families participate in this but would like to keep the option open.</p> <p>Project-Based Vouchers: Up to 75 units within the PHA's area of operation may be project-based through the Housing Choice Voucher program. There are 35 units currently under contract in the Project Based Voucher (PBV) program. They are located in Petaluma, Healdsburg and Cloverdale. There are 40 units under consideration for the PBV program. These are located in Windsor, Petaluma, and Guerneville. Project-basing units under this program creates a stable, long-term resource of affordable housing and helps ensure the preservation of and continued access to new and existing affordable housing in neighborhoods outside of high poverty areas.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. DOES NOT APPLY</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. DOES NOT APPLY</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. DOES NOT APPLY</p>
8.3	<p>Capital Fund Financing Program (CFFP). DOES NOT APPLY</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>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.</p> <p>1. The Sonoma County Consolidated Plan 2005 establishes three core goals, one of which is to increase the housing stock that is affordable, accessible and available to residents of Sonoma County with household incomes below 80% of median area income. One of the six specific objectives under this goal is to provide tenant-based rental subsidies to make market rate housing units affordable. Each year, 45% of the County's HOME funds are allocated to the Sonoma County Housing Authority's Tenant-Based Rental Assistance Program.</p> <p>Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Sonoma County Consolidated Plan which include providing decent, affordable housing for low-income persons and expanding economic opportunities for low-income persons.</p> <p>The Sonoma County Consolidated Plan identifies a need for housing for 5,757 renter households that are extremely low-income (between 0% and 30% of median family income (MFI) and 5,399 renter households that are low-income (between 30% and 50% of MFI).</p> <p>2. The Consolidated Plan for the City of Petaluma states that the following activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.</p> <ul style="list-style-type: none"> i. Providing housing opportunities for person of all economic levels ii. Cooperate with agencies providing shelter for the homeless and those in crisis <p>The City of Petaluma Consolidated Planners stress the importance of the PHA's rental subsidies which provide affordable housing to low-income residents of Petaluma.</p> <p>3. The Sonoma County Housing Authority Housing Choice Voucher waiting list remains open and there are currently 8,571 applicants on the active list. 3,334 of these live or work in the jurisdiction of the PHA. 80% of the applicants are extremely low income and 20% are very low income. 46% are families with children, 37% are families with disabilities, and 13% are elderly families.</p>
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The SCHA will continue to apply for additional Vouchers whenever they are available. In order to be eligible to receive awards of additional vouchers, the SCHA will continue to maintain its High Performer status per HUD's SEMAP rating system. The SCHA will continue to apply for new and renewal Shelter Plus Care grants and HOME Tenant Based Rental Assistance funds. The SCHA will continue to conduct outreach to potential voucher landlords. The SCHA will continue to promote the self-sufficiency of assisted households by continuing to apply for funding for an FSS Coordinator.</p>
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The SCHA has met the mission and goals described in the 5-Year Plan for FY2005-2010 (see <u>Report on the progress in meeting the goals and objectives described in the previous 5-Year Plan for the Sonoma County Housing Authority (SCHA) for FY2005-2010</u> on page 2, Section 5.2).</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>“Substantial Deviation” and “Significant Amendment Or Modification” Any significant amendment or substantial deviation to the PHA Plan will require the SCHA to submit a revised PHA Plan that has met full hearing process requirements.</p> <p>Substantial deviations or significant amendments or 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.</p> <p>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>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman 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 for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
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 Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work 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.
8. For PHA Plan that includes 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 2006-24);
 - 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 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 waiting list is consistent with affirmatively furthering fair housing;
 - 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 part 903.7(c)(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. 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.
11. 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.
12. 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.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. 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.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Sonoma County Housing Authority
PHA Name

CA085
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 2010- 2011

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)

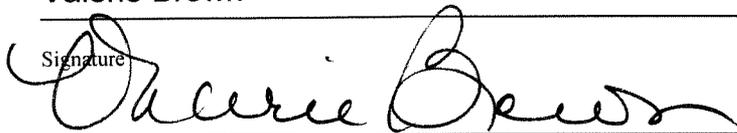
Name of Authorized Official

Valerie Brown

Title

Chair

Signature



Date

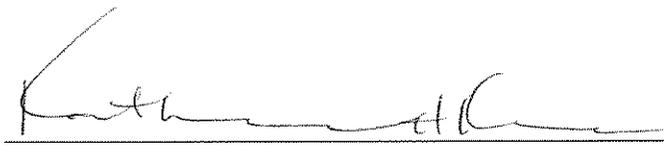
4/6/10

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, Kathleen H. Kane the Executive Director certify that the Five Year and
Annual PHA Plan of the Sonoma County Housing Authority is consistent with the Consolidated Plan of
Sonoma County prepared pursuant to 24 CFR Part 91.

 4/6/10

Signed / Dated by Appropriate State or Local Official

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, John C. Brown the City Manager certify that the Five Year and
Annual PHA Plan of the Sonoma County Housing Authority is consistent with the Consolidated Plan of
the City of Petaluma _____ prepared pursuant to 24 CFR Part 91.

 10/17/10

Signed / Dated by Appropriate State or Local Official

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

ATTEST: THIS 24 DAY OF

April 2010

[Signature]
CLERK OF THE COMMUNITY
DEVELOPMENT COMMISSION

#24

Resolution No. 10-0280

County of Sonoma

Santa Rosa, CA 95403

Date: 4/06/2010

**Resolution Of The Sonoma County Community Development Commission,
In Its Capacity As The Governing Body Of The Sonoma County Housing
Authority, Approving The Sonoma County Public Housing Agency (P.H.A.)
5-Year Plan 2010-2015 And Annual Plan 2010-2011, And Authorizing
Submission To The U.S. Department Of Housing And Urban Development.**

Whereas, the Sonoma County Community Housing Authority currently administers a Housing Choice Voucher Program funded by the U.S. Department of Housing and Urban Development (H.U.D.); and

Whereas, pursuant to the requirements of Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, the Sonoma County Community Development Commission (Commission) must approve a Public Housing Agency (P.H.A.) Plan for the Sonoma County Housing Authority; and

Whereas, a notice was published in the Press Democrat informing the public that the Draft P.H.A. 5-Year Plan and Annual Plan were available for public review. The notice included the date that the required public hearing would be held before the Board of Commissioners, and stated that written comments would be considered until April 6, 2010; and

Whereas, the Sonoma County 5-Year and Annual P.H.A. Plans have been reviewed and considered by the Commission and are consistent with the Consolidated Plans of the County of Sonoma and the City of Petaluma; and

Whereas, H.U.D. requires that 5-Year and Annual P.H.A. Plans be formally approved by the Board of Commissioners.

Now, Therefore, Be It Resolved, by the Board of Commissioners that:

1. The Sonoma County 5-Year P.H.A. Plan for fiscal year 2010 - 2015 and Annual P.H.A. Plan for fiscal year 2010 - 2011 are hereby approved.

2. The Chair of the Board of Commissioners is hereby authorized and directed to execute the P.H.A. Certifications of Compliance with the P.H.A. Plans and Related Regulations form.

3. The Executive Director of Commission is directed to submit to H.U.D. the 5- Year and Annual P.H.A. Plans.

4. The Executive Director is authorized and directed to submit to H.U.D. a copy of this Resolution as evidence of formal action by the Commission.

5. The Executive Director is hereby authorized and directed to respond to requests for additional information from H.U.D. as may be required to be in compliance with all applicable regulations.

6. This Resolution shall take effect immediately.

Commissioners:

Kerns: Absent Zane: Aye Kelley: Aye Carrillo: Aye Brown: Aye

Ayes: 4 Noes: Absent: 1 Abstain:

So Ordered.

Resident Advisory Board/Community Development Committee Comments:

At their February 9, 2010 meeting, the Community Development Committee (Committee) reviewed the Sonoma County Housing Authority's (SCHA) Draft PHA 5-Year Plan for 2010 – 2015 and the Annual Plan for 2010 – 2011.

During the Committee's discussion of the Draft PHA Plan, a Committee member asked about the Family Self Sufficiency (FSS) Coordinator funding for 2010 since HUD hadn't yet informed housing authorities about whether they would be funded. He asked what would happen to the staff person in that position if the SCHA does not receive funding for an FSS Coordinator.

A committee member congratulated the SCHA on consistently receiving a High Performer rating. She said that it makes a difference in helping the families in our community by allowing the program to grow.

After discussion, the Committee voted to recommend approval of the Draft PHA 5-Year Plan for 2010 – 2015 and the Annual Plan for 2010 – 2011 to the Board of Commissioners.

The SCHA has analyzed the comments and questions from the Committee. There were no recommendations made. The SCHA has determined that no changes to the Draft PHA Plan need to be made.

Public Housing Agency (PHA) Plan Provision – 5-Year and Annual Plan Sonoma County Housing Authority VAWA Policy

Violence Against Women and Department of Justice Reauthorization Act of 2005

The Sonoma County Housing Authority (SCHA) has adopted a policy, the SCHA VAWA Policy, which is attached to this Plan and included in the SCHA's Administrative Plan. It implements applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA). Being a victim of domestic violence, dating violence, or stalking, as these terms are defined in the law (hereafter collectively referred to as "abuse") is not a basis for denial of assistance or admission to assisted housing if the applicant otherwise qualifies for assistance or admission. The SCHA's goals, objectives and policies allow the SCHA to serve the needs of child and adult victims of abuse as stated in the attached policy.

The SCHA works in partnership with the YWCA. The SCHA provides information, referral and resource information to rental assistance applicants and participants about the YWCA's services and programs for victims of abuse. The SCHA administers a HOME Tenant-Based Assistance program in partnership with the YWCA. This program provides rental assistance to victims of abuse who are receiving services and living in the YWCA's shelter for women and children. The SCHA has been a partner with the YWCA for several years and SCHA staff is informed of services and programs. These services and programs can help prevent abuse, and may enhance victim safety in assisted families. They can also help child and adult victims of abuse maintain housing.

The SCHA provides notice to all program applicants in their briefing packets and to all participants during their recertification appointments of their rights under VAWA. These include their right to confidentiality and the limits thereof, and to landlords of their rights and obligations under VAWA. The SCHA retains any information that an individual is a victim of abuse in confidence. It is not provided to any related entity; except to the extent that disclosure is requested or consented to by the individual in writing; required for use in an eviction proceeding as set forth in this section; or otherwise required by applicable law.

In responding to an incident or incidents of actual or threatened abuse, the SCHA or landlord may request that an individual certify via the HUD approved certification form attached that the incident or incidents in question are bona fide incidents of such actual or threatened abuse. Such certification shall include the name of the perpetrator. The individual shall provide such certification within 14 business days of the date that the participant receives the written request for certification from the SCHA or landlord. If the individual does not provide the certification within 14 business days, nothing in this plan may be construed to limit the authority of a landlord to evict, or SCHA to terminate the program assistance for any tenant or lawful occupant that commits violations of a lease. The landlord or SCHA may extend the 14-day deadline at its discretion. An individual may satisfy the certification requirement by providing the requesting landlord or SCHA with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing abuse or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse; and the victim of abuse has signed or attested to the documentation; or producing a Federal, State, tribal, territorial, or local police or court record.

**Sonoma County Housing Authority
Housing Choice Voucher Administrative Plan**

Violence Against Women Act (VAWA) Policies

The Violence Against Women Act (VAWA) states that an incident or incidents of actual or threatened domestic violence, dating violence, 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 Sonoma County Housing Authority (PHA) will comply with VAWA. In addition, the PHA will provide resource information to HCV applicants and participants about the YWCA's programs for victims of domestic violence.

ALLOWABLE MOVES

The Violence Against Women Reauthorization Act of 2005 provides that a family may receive a voucher from a PHA and move to another jurisdiction under the HCV program if the family has complied with all other obligations of the program and has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence, or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the assisted dwelling unit.

TERMINATION OF ASSISTANCE

An incident or incidents of actual or threatened domestic violence, dating violence, 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 may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

The PHA may honor court orders regarding the rights of access or control of the property, and other orders issued to protect the victim which are used to address the distribution or possession of property among household members where the family "breaks up."

There is no limitation on the ability of the PHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a more demanding standard than non-victims.

There is no prohibition on the PHA terminating assistance if it can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated.

Any protections provided by law which give greater protection to the victim are not superceded by these provisions.

The PHA may require certification by the victim of victim status on such forms as the PHA and/or HUD shall prescribe or approve.

Definitions

The same definitions of “domestic violence,” “dating violence,” and “stalking,” and of “immediate family member” are provided in Sections 606 and 607. While definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act, the definition of stalking provided in Title VI is specific to the housing provisions.

These are:

1. *Domestic Violence* – [as defined in Section 40002 of VAWA 1994] which states as follows:

SEC 40002(a)(6) – “Domestic Violence - The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

2. *Dating Violence* – [as defined in Section 40002 of VAWA 1994] which states as follows:

SEC 40002(a)(8) – “Dating Violence- The term ‘dating violence’ means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.”

3. *Stalking* – “means -

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person; ...”

3. *Immediate Family Member* - “means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.”