

PHA Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Sonoma County Housing Authority</u> PHA Code: <u>CA085</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>2772</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) DOES NOT APPLY					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	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: N.A. See 5.0 above.					
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. N.A. See 5.0 above.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1. Financial Resources 2. Fiscal Year Audit 3. Housing Choice Voucher Administrative Plan (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. 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					

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. To date, the SCHA has not had any families choose the HCV homeownership option.</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 51 units currently under contract in the Project-Based Voucher (PBV) program. They are located in Petaluma, Healdsburg, Windsor and Cloverdale. An agreement has been signed for an addition 12 units located in Guerneville. The final 12 units have been awarded to a planned development in Petaluma. 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>

	<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 2010 states that affordable housing is a high priority goal. 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>9.0 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>Citing the National Low Income Housing Coalition's <i>Out of Reach 2009</i> report, the Sonoma County Consolidated Plan 2010 states 36% of Sonoma County's 172,403 households are renters and that 53% of renters are unable to afford the Fair Market Rent for a two-bedroom unit in Sonoma County.</p> <p>2. The Consolidated Plan for the City of Petaluma states there are 3,724 low-income renter households within the City, most of which are rent burdened. Activities to be undertaken by the PHA in the coming year 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 Consolidated Plan also stresses the importance of partnering with housing providers such as the PHA to 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 6,120 applicants on the active list. Of these 3,158 live or work in the jurisdiction of the PHA. 79% of the applicants are extremely low income and 20% are very low income. 43% are families with children, 36% are families with disabilities, and 16% are elderly families.</p>
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>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

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 FY2010-2015.

10.0

1. HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.
 - A. PHA Goal: Expand the supply of assisted housing. The SCHA has continued its successful partnerships with supportive service agencies through the Shelter+Care (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 reuniting with their children. The SCHA continues to assist 22 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 rental property owners in Sonoma County. The Housing Authority Manager serves as Secretary of the Board of Directors of the North Coast Rental Housing Association, the largest local association of residential rental property 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, 160 families have completed the program by meeting their employment goals and 417 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, sexual orientation, or gender identity. 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.

<p>10.0</p>	<p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><u>"Substantial Deviation" and "Significant Amendment Or Modification"</u></p> <p>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>
<p>11.0</p>	<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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

