

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</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.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

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

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> City of Santa Rosa Housing Authority <span style="float: right;"><b>PHA Code:</b> CA088</span>  <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2019  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units 0</b> <b>Number of Housing Choice Vouchers (HCVs) 1887</b>  <b>Total Combined 1887</b>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The PHA Plan Elements are available at the PHA office and on the PHA website.  The PHA Administrative Plan, which includes several PHA Plan Elements, is available in the PHA office and on the PHA website. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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> </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. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation, defined as follows:

Any collective change to the Five-Year Plan which impacts and prevents implementation of the planned or actual use of federal funds for identified activities, and would prohibit or redirect the Housing Authority’s strategic goals, or, any single or collective change in the planned or actual use of federal funds as identified in the Five-Year Plan that exceeds 20 percent of the City of Santa Rosa’s annual program budget for the Section 8 Housing Choice Voucher program activities.

Significant Amendment/Modification, defined as follows:

Changes of a sufficient nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements which would result in a change to the Annual Agency Plan, unless the change is a result of a circumstance identified by HUD for special intervention.

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

Deconcentration Policy is specific to income-mixing in Public Housing developments. As such, this section is not applicable to City of Santa Rosa Housing Authority; however, information regarding the Housing Authority’s efforts to deconcentrate poverty are available in the Housing Authority’s annual SEMAP report and are evidenced by the 5-point Deconcentration bonus the Housing Authority receives annually in the SEMAP scoring.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

Housing Needs

According to 2010 census data, the City of Santa Rosa has a population of 167,207 comprising approximately 62,565 households. Of these households, 25 percent are considered very low income (this figure also includes the extremely-low income category), 18 percent are low-income, 20 percent are moderate income, and 37 percent are above moderate income. Forty-five percent of households are renter-occupied and approximately 45 percent of these households are cost burdened, paying more than 30 percent of household income for housing costs (*Source: City of Santa Rosa Consolidated Plan 2014-2019*).

Extremely low-income households with and without children are at high risk of becoming homeless due to limited income or extreme housing cost burden. There is a shortage of affordable housing in Santa Rosa that increases the risk of homelessness for extremely low-income individuals and families. Of the 2,996 homeless individuals identified in the Sonoma County 2018 Point-in-Time Count, 64 percent were unsheltered. Forty-four percent of homeless individuals reported a disabling condition. (Disabling condition is defined as a physical disability, mental illness, chronic depression, alcohol or drug abuse, chronic health problems, HIV/AIDS, Post-Traumatic Stress Disorder, or a developmental disability.) Of those who reported a disability, a full 35 percent reported current psychiatric or emotional conditions. When questioned, 72 percent of respondents listed the number one obstacle to permanent housing as inability to afford rent (*Source: Sonoma County 2018 Homeless Census & Survey Executive Summary*).

Since the publication of the City of Santa Rosa Consolidated Plan 2014-2019, the area experienced devastating wildfires. On the evening of October 8, 2017, the Pocket, Tubbs, and Nuns fires caused the loss of 2,904 housing units in the City of Santa Rosa. The effects of these wildfires continue to be felt by Santa Rosa residents. Historically high rents and low housing inventory, when combined with the loss of housing from the disaster, has created a desperate situation for many residents. To dissuade price-gouging by unscrupulous property owners, the Council of the City of Santa Rosa passed an urgency ordinance prohibiting landlords from raising rents above 10% of pre-fire amounts. This ordinance is expected to remain in effect until at least October 2019. The Housing Authority is participating in disaster recovery through the establishment of a Limited Preference specifically for those who were impacted by the 2017 wildfires. Eligible families and individuals are referred to the PHA through Rebuilding Our Community (ROC) Sonoma County, a Voluntary Organization Active in Disaster (VOAD). The Housing Authority sits on the ROC Housing Committee.

Strategies for Addressing Housing Needs

To address the Housing Needs in the City of Santa Rosa, the PHA will:

- Maintain Housing Choice Voucher program lease up rates by establishing payment standards that enable families to rent throughout the jurisdiction
- Encourage owner participation in the Housing Choice Voucher program throughout the City, with an emphasis on those areas outside of minority and poverty concentration
- Apply for additional Housing Choice Vouchers should they become available, including special-purpose vouchers
- Pursue housing resources outside of the Housing Choice Voucher program

	<ul style="list-style-type: none"> <li>• Leverage affordable housing and public service resources in the community, including HOME and CDBG funds, through the creation of mixed-finance housing and services for those who are homeless or at risk of becoming homeless</li> <li>• Exceed minimum targeting requirements for families at or below 30% of Area Median Income in tenant-based Housing Choice Voucher assistance</li> <li>• Open the Housing Choice Voucher program Waiting List at 2-year intervals (next opening May of 2020), emphasizing outreach efforts to minority populations</li> <li>• Target Project-Based Voucher assistance to special needs populations in order to leverage additional housing resources for these populations, including the elderly, disabled and homeless Veterans</li> <li>• Conduct activities to affirmatively further fair housing, including encouraging Housing Choice Voucher holders to rent units outside of areas of poverty and minority concentration</li> <li>• Continue to administer Limited Preference for homeless individuals and families who are referred by a Housing First agency</li> <li>• To specifically address the special needs of those impacted by the 2017 wildfires, the City of Santa Rosa, in collaboration with Sonoma County, FEMA, and various non-profit affiliates, created Rebuilding Our Community (ROC) Sonoma County, a collaborative network to address the long-term recovery needs related to the 2017 fires. ROC Sonoma County focuses on identifying and assisting individuals and families who do not have adequate personal resources for basic needs as a result of the 2017 Sonoma County fires.</li> </ul> <p><u>Deconcentration &amp; Other Policies that Govern Eligibility, Selection, and Admission:</u> The City of Santa Rosa Housing Authority is partnering with homeless services agencies and established a limited preference for homeless families who are currently receiving services from Housing First agencies. In addition, The City of Santa Rosa Housing Authority partnered with Rebuilding Our Community (ROC) Sonoma County and established a limited preference for families who were directly impacted by the 2017 wildfires.</p> <p><u>Significant Amendment/Modification:</u> The City of Santa Rosa Housing Authority partnered with Rebuilding Our Community (ROC) Sonoma County and has established a limited preference for individuals and families who were directly impacted by the 2017 wildfires.</p>
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<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><u>Project-Based Vouchers</u> Request for Proposal (RFP) issued in 4th quarter of 2018 for 100 project-based vouchers. This RFP is currently in process; funds will be committed by end of Fiscal Year 2019-2020.</p>
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<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The PHA is currently administering 114 Project-Based vouchers at four sites. Three additional Project-Based sites are in pre-development, and we recently offered an RFP for another 100 Project-Based vouchers.</p> <p>Families participating in the Family Self-Sufficiency (FSS) program are increasing their financial resources by obtaining employment and building assets. The PHA holds over \$200,000 in escrow for the 53 families enrolled in the program. The Housing Authority has partnered with the Community Development Commission of Sonoma County to form a joint Program Coordinating Committee (PCC), which provides oversight for both FSS programs and links participants directly to local resources for money management, home ownership, small business development and other supportive services.</p> <p>The PHA has established two Limited Preferences on the waitlist, one specifically for homeless families working with Housing First agencies, and the other dedicated to those directly impacted by the October 2017 wildfires in Sonoma County. Both programs work in collaboration with local nonprofit organizations, allowing the Housing Authority access to those families who are most in need.</p> <p>The PHA is participating in HUD's Uniform Physical Condition Standards for Vouchers (UPCS-V) pilot program. Staff received multi-day onsite training at the PHA and continue to complete UPCS-V inspections using HUD iPads. Technicians provide ongoing feedback to HUD regarding the</p>
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	<p>UPCS-V protocol and have had the opportunity to improve the UPCS-V process during this pilot program. The PHA is also maintaining HQS protocols to ensure that inspections consistently meet or exceed HUD requirements.</p> <p>The PHA is working to ensure equal opportunity in the local rental marketplace by supporting the Santa Rosa City Council in its efforts to establish a local ordinance banning discrimination against those who hold housing vouchers. If passed, this ordinance would remove limitations for families who receive voucher assistance and would ban discrimination in rental advertising, applications, and tenant selection.</p>
<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p><b>This space intentionally left blank to provide space for comments received at the Housing Authority meeting on February 25, 2019.</b></p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Although there were no comments from the RAB, a member of the public expressed his concerns regarding provision of housing for those who make under 30% AMI. He feels that the City is not developing enough housing for this population.</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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>
<b>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Not applicable.</p>

