Human Services Department Representative: Vickie Miller | Tenant Representatives: Judith Morgan, Naomi Campbell
1st District: VACANT | **2nd District:** Jake Mackenzie | **3rd District**: Chris Borr | **4th District:** Teddie Pierce
5th District: Lara Krambs | Executive Director: Michelle Whitman

Sonoma County Community Development Committee
Regular Meeting

PLEASE NOTE: This is a hybrid meeting and will be held in-person and online.
The meeting will be held in the Hearing Room of the Sonoma County Community Development Commission located at 141 Stony Circle, Suite 210, Santa Rosa, CA, 95401.
The Zoom webinar may be accessed at the following link:
https://sonomacounty.zoom.us/j/88350753800?pwd=0f0oL1VDTBeY2CPhJ6sAXKH4BEILRy.1
Telephone Option: (669) 444-9171
Webinar ID: 883 5075 3800
Passcode: 499432

Wednesday, March 18, 2026
10:00 am – 12:00 pm

AGENDA

1. **Call to Order and Roll Call**

2. **Public Comment - Items Not Listed on the Agenda Within the Subject Matter Jurisdiction of the Committee**
   Comments are restricted to subject matters within the committee's jurisdiction. All commenters are allowed up to three minutes for comments at the discretion of the chair.

3. **Approve Meeting Minutes from December 17, 2025 Meeting**
   The Committee will review, discuss, and may take action to approve the meeting minutes or may recommend changes.

   Recommended Action: Approve minutes

4. **Executive Director's Report**
   Michelle Whitman, Executive Director
   Director Whitman will provide an update on agency business.

   Information Only – No action needed

5. **PUBLIC HEARING: FY2026-27 Public Housing Authority (PHA) Annual Plan Update**
   Housing Authority staff will provide a status update on the annual plan for the Sonoma County Housing Authority.

   • Staff Presentation
   • Committee Questions
   • Open Public Hearing
   • Hear Public Comments
   • Close Public Hearing
   • Committee Discussion
   • Motion
   • Roll Call Vote

   Recommended Action – Recommend approval of the FY26-27 PHA Annual Plan to the Board of Commissioners

6. **Adjournment**

Next Regular Meeting Date:
April 15, 2026, 10:00 am – 12:00 pm

PUBLIC COMMENTS PRIOR TO THE COMMITTEE MEETING: Public comments may be submitted via email to **CDC-8130-Public-Comment@sonomacounty.gov**. Virtual attendees are encouraged to submit their comments via email before the meeting.

PUBLIC COMMENTS DURING THE COMMITTEE MEETING: Any member of the audience that would like to address the committee - please raise your hand during the public comment period, which will be noted after staff have presented each item. When called by the Chair, please walk to the table that is labeled with the **Public Speaker** nameplate, then you may state your name and make your comments. Comments should be limited to the subject matter under discussion. Virtual attendees may raise their hand using Zoom, or dial *9 to raise their hand by telephone and will be directed to speak by the Chair. Each person is granted 3 minutes to speak; time limitations are at the discretion of the Chair.

MEETING DOCUMENTS: The associated documentation is available on the website at **https://sonomacounty.ca.gov/development-services/community-development-commission/boards-commissions-and-committees/community-development-committee.** Any changes to the date of the meeting, or any other updates, will be noticed on the above website.

DISABLED ACCOMMODATION: If you have a disability that requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Section 504 Coordinator at (707) 565-7520 as soon as possible to ensure arrangements for accommodation.

Language Services are available upon request if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services, please contact the Section 504 Coordinator at (707) 565-7520.

QUESTIONS ABOUT THIS MEETING
For questions related to this meeting please contact Commission staff by calling 707-565-1268.

COMENTARIOS PÚBLICOS ANTES DE LA REUNIÓN DEL COMITÉ: Pueden enviarse por correo electrónico a Veronica.Ortiz-DeAnda@sonomacounty.gov.

COMENTARIOS DEL PÚBLICO DURANTE LA REUNIÓN DEL COMITÉ: Cualquier miembro de la audiencia que desee dirigirse al Comité sobre un asunto de la agenda, por favor alze la mano cuando el presidente del comité anuncie el asunto y pregunte si hay alguien que quiera hacer un comentario. Cuando el presidente lo llame, diríjase a la mesa de comentarios públicos, diga su nombre y haga sus comentarios. Para que todos los interesados tengan la oportunidad de hablar, limite sus comentarios al tema en discusión. Generalmente a cada persona se le conceden 3 minutos para hablar; Las limitaciones de tiempo quedan a discreción del presidente.

DOCUMENTOS DE LA REUNIÓN: La documentación asociada está disponible en el sitio web en **https://sonomacounty.ca.gov/development-services/community-development-commission/boards-commissions-and-committees/community-development-committee.** Cualquier cambio en la fecha de la reunión, o cualquier otra actualización, se notificará en el sitio web mencionado arriba.

SERVICIOS PARA LOS DISCAPACITADOS: Si tiene una discapacidad que requiere un alojamiento, un formato alternativo o requiere que otra persona lo ayude mientras asiste a esta reunión, comuníquese con el Coordinador de la Sección 504 al (707) 565-7520 lo antes posible para garantizar los arreglos para alojamiento.

Los servicios lingüísticos están disponibles si recibimos su petición al menos 48 horas antes de la reunión para ayudar a garantizar la disponibilidad. Para obtener más información o solicitar servicios, comuníquese con el Coordinador de la Sección 504 al (707) 565-7520.

PREGUNTAS SOBRE ESTA REUNION

Si tiene preguntas sobre esta reunión, por favor comuníquese con el personal de la Comisión llamando al 707-565-7520.

Human Services Department Representative: VACANT | Tenant Representatives: Judith Morgan, Naomi Campbell
1st District: VACANT | **2nd District:** Jake Mackenzie (Chair) | **3rd District**: Chris Borr (Vice Chair)
4th District: Teddie Pierce | **5th District**: VACANT| Executive Director: Michelle Whitman

Sonoma County Community Development Committee
Regular Meeting

DRAFT Meeting Minutes

Wednesday, December 17, 2025
141 Stony Circle, Suite 210, Santa Rosa, CA 95401
10:00 a.m. - 12:00 p.m.

1. **Call to Order and Roll Call**
   The meeting was called to order at 10:01 a.m. by Chair Mackenzie.
   Community Development Commission (CDC) staff conducted the roll call.

   Community Development Committee Members

Rena Wang – District 1	Present
Jake Mackenzie, Chair – District 2	Present
Chris Borr, Vice Chair – District 3	Present
Teddie Pierce – District 4	Present
VACANT – District 5	VACANT
Judy Morgan – Tenant Representative	Present
Naomi Campbell – Tenant Representative	Present (*Arrived at 10:15 AM)
VACANT – Human Services Representative	VACANT

   CDC and Sonoma County Housing Authority Staff Present
   Michelle Whitman, Executive Director
   Martha Cheever, Deputy Director
   Rhonda Coffman, Deputy Director
   Yesenia Lemus, Community Development Program Coordinator

   Krista Fotou, Affordable Housing Finance Supervisor
   Veronica Ortiz-De Anda, Community Development Assistant Manager
   Valerie Johnson, Community Development Program Coordinator
   Matthew Burns, Administrative Aide

2. **Public Comments for Items Not on the Agenda**
   None.

3. **Approval of November 19, 2025 Meeting Minutes**

   Public comments: None.

Action: The committee moved to approve the meeting minutes.

Motion: Mackenzie
Second: Borr

Ayes: Wang, Mackenzie, Borr, Pierce, Morgan
Noes: None
Abstain: None
Absent: Campbell

Motion Passed.

4. **Executive Director's Report**
   Director Whitman informed the committee about a groundbreaking event for Meridian at Corona Station, which is a housing project located in Petaluma. Director Whitman then discussed some recent community engagement related to the Tierra de Rosas housing project in Santa Rosa, and she explained that a Request for Information pertaining to the project will be published at the beginning of January. Director Whitman also mentioned that District 5 is planning to appoint a new committee member at the beginning of 2026. Director Whitman concluded her report with some information about a Notice of Funding Opportunity (NOFO) for the Continuum of Care program.

   Public comments: None.

   Member Campbell arrived after Item #4 concluded; her vote was recorded for Item #5.

5. **Permanent Local Housing Allocation (PLHA): FY25-26 Funding Recommendations**
   Krista Fotou and Yesenia Lemus presented the PLHA funding recommendations for Fiscal Year 2025-26. Ms. Fotou and Ms. Lemus provided an overview of the funding cycle before noting some details about each of the projects that received a funding recommendation from Commission staff. Ms. Fotou and Ms. Lemus concluded the presentation by responding to questions from the committee. All PLHA applicants recommended for an award were required to attend the meeting in order to be considered for funding; some applicants were called upon by the committee to respond to questions.

   Public comments: None.

   Action: The committee moved to recommend approval of the FY2025-26 funding recommendations to the Board of Supervisors.

   Motion: Mackenzie
   Second: Wang

Ayes: Wang, Mackenzie, Borr, Pierce, Morgan, Campbell
Noes: None
Abstain: None
Absent: None

6. Adjournment

The meeting adjourned at 10:40 a.m.

Sonoma County Community Development Commission
Sonoma County Housing Authority
141 Stony Circle, Suite 210, Santa Rosa, CA 95401-4142
P.O. Box 12025, Santa Rosa CA 95406-2025

Members of the Commission

Rebecca Hermosillo
Chair

Chris Coursey
Vice Chair

David Rabbitt
James Gore
Lynda Hopkins

Michelle Whitman
Executive Director

MEMORANDUM

Date: March 18, 2026

To: Community Development Committee

From: Martha Cheever, Deputy Director

Subject: Public Hearing: Sonoma County Housing Authority Annual Plan for FY 2025-2026

Section 511 of the Quality Housing and Work Responsibility Act of 1998 requires that all housing authorities prepare a Public Housing Agency (PHA) Plan, which includes both a 5-Year Plan and an Annual Plan for each fiscal year. The PHA Five Year Plan was approved by the Community Development Committee and the Board of Commissioners in early 2025. The 5-Year Plan lays out the Housing Authority's goals and strategies for serving the needs of low-income and very low-income families for a five-year period (July 1, 2025 – June 30, 2030) and the PHA Annual Plan provides an annual status update on the Housing Authority's progress in meeting the goals outlined in the previous Five Year Plan. Combined, these PHA Plans provide HUD, program participants, and other interested parties information related the Housing Authority's accomplishments, progress, and strategies for serving the needs of low-income and very low-income families.

The goals laid out in the Fiscal Year 2025-2030 Five-Year Plan are 1) Increase housing choices for assisted tenants; 2) Expand the supply of assisted housing; 3) Promote self-sufficiency among Housing Authority assisted tenants; 4) Expand rental assistance to assist in housing the unhoused in Sonoma County; 5) Maintain a High Performer Section Eight Management Assessment Program Score.

Key accomplishments achieved by the Housing Authority in FY 2025-26 include the following:

- Receipt of 18 new Foster Youth Initiative Vouchers to serve foster youth who are aging out of the foster care system and are at risk of homelessness. These vouchers were deployed upon receipt and are no longer available for issuance.
- Receipt of 10 new Veterans Affairs Supportive Housing vouchers to homeless veterans. These vouchers were deployed upon receipt and are no longer available for issuance. · 41 new project-based, permanent supportive housing units came into service in Sebastopol (29) and Petaluma (12).
- 100% score on the Section Eight Management Assessment Program and continued recognition as a High Performing Housing Authority. 6 households graduated from the Family Self Sufficiency program.
- 23 assisted households have completed the Housing Authority Homeownership Program prequalification process.

- 2 assisted households achieved homeownership through the Housing Authority Homeownership Program.
- 3 assisted households are in the final stages of purchasing their first home through the Housing Authority Homeownership Program.

The PHA Annual Plan was made available for public comment beginning on January 24, 2026, via publication in the Press Democrat, notification on the Community Development Commission website, and through email distribution to the Housing Authority interest list and the Continuum of Care interest list. The deadline for interested parties to submit written comment was March 3, 2026. No written public comment was received.

As required by HUD, the proposed FY 2025-26 PHA Annual Plan is consistent with the HUD-required Five-Year Consolidated Plans of the County of Sonoma and the City of Petaluma, the two HUD entitlement jurisdictions in which the Housing Authority operates the Housing Choice Voucher Program.

Recommended Action: Approve PHA Annual Plan for FY 2025-2026 and Submit to the Board of Commissioners of the Sonoma County Community Development for consideration.

Attachments:

1. Fiscal Year 2025 - 2026 PHA Annual Plan

2. Fiscal Year 2025 – 2030 PHA Five Year Plan

HUD-50075-HCV ANNUAL PLAN

Sonoma County Community Development Commission

HOUSING AUTHORITY OF THE COUNTY OF SONOMA

CA085

FY 2025-2026 PHA Annual Plan

Public Comment Period: February 2, 2026 – March 3, 2026

Public Hearing: March 18, 2026

Board Approval: March 24, 2026

HUD Submission Deadline: April 17, 2026

HUD Approval: Pending

Telephone (707) 565-7500
FAX (707) 565-7583 ● TDD (707) 565-7555

Status: Created

Streamlined Annual PHA Plan ***(High Performer PHAs)***	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires 9/30/2027**

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The 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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: COUNTY OF SONOMA **PHA Code:** CA085
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2026
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 0 **Number of Housing Choice Vouchers (HCVs)** 3237
Total Combined 3237
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: The Fiscal Year 2026 -2027 Annual Plan is available for review in the Housing Authority office located at 141 Stony Circle, Suite 210, Santa Rosa, CA. A physical copy of the plan will be mailed will be mailed upon request

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements

B.1 Revision of Existing 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. ☐ ☑ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element below: (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☑ Choice Neighborhoods Grants. ☐ ☑ Modernization or Development. ☐ ☑ Demolition and/or Disposition. ☐ ☑ Conversion of Public Housing to Tenant Based Assistance. ☐ ☑ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☑ Project Based Vouchers. ☐ ☑ Units with Approved Vacancies for Modernization. ☐ ☑ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable 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.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. **Please see attachment 1.**
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. **Not Applicable to the Sonoma County Housing Authority**
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y ☐ N

	(b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ■ (b) 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.
C.2	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form 50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ■ (b) If yes, include Challenged Elements.

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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *CA085-COUNTY OF SONOMA Form HUD-50075-HP (Form ID - 7538) printed by Martha Cheever in HUD Secure Systems/Public Housing Portal at 01/21/2026 02:17PM EST*

ATTACHMENT 1

PHA Goal 1: Increase Housing Choices for Assisted Tenants

The Housing Authority has continued its successful outreach and engagement efforts with property owners and managers, resulting in the addition of 98 new owners over the past 12 months.

Housing options for rent-assisted tenants have also become easier to identify through the Housing Authority's online housing search tool. During the previous 12 months, 419 new units were added to the database, increasing the total number of units to 2,053. These units can be readily activated by any of the 401 enrolled property owners as they become available. The platform further supports system coordination by connecting 192 registered supportive services case managers who are actively assisting rent-assisted households in locating housing.

An additional strategy for increasing housing choice is the Housing Authority's Homeownership Program. During Calendar Year 2025, 39 homeownership interest forms were submitted by rent-assisted households. Of those, 23 households completed the required pre-qualification steps to assess eligibility for homeownership. Two households successfully completed home purchases, bringing the total number of assisted homeownership households to four. An additional three households have had purchase offers accepted and are currently completing the final steps toward homeownership.

PHA Goal 2: Expand the Supply of Assisted Housing

The Housing Authority continues to pursue additional rental assistance vouchers whenever opportunities arise. During Calendar Year 2025, the Housing Authority received 18 Foster Youth Initiative vouchers and 10 Veterans Affairs Supportive Housing (VASH) vouchers. The Housing Authority also applied for an additional allocation of VASH vouchers and anticipates receiving five new vouchers in Spring 2026.

Project-Based Vouchers (PBVs) remain a key tool for expanding the supply of assisted housing. By applying PBVs to housing developments, the Housing Authority increases the availability of affordable units for low-income households and individuals and families experiencing homelessness. In Calendar Year 2025, 41 new PBV units were placed into service. Over the upcoming five-year period, an additional 199 newly constructed PBV units are anticipated to come online, including:

- 21 units at George's Hideaway, Guerneville (anticipated Spring 2026)
- 8 units at Heritage Park, Windsor (anticipated late Summer 2026)

- 18 units at Summer Oaks, Sonoma (anticipated mid-2027)
- 33 units at Meridian at Corona, Petaluma (anticipated late 2027)
- 70 units at Copeland Creek Apartments, Rohnert Park (anticipated early 2027)
- 5 units at Redwood Glen Apartments, Windsor (anticipated late 2027)
- 14 units at Dry Creek Commons, Healdsburg (anticipated late 2027)
- 30 units at Caritas Homes Phase 2, Santa Rosa (anticipated early 2028)

The Housing Authority also works to expand housing supply by attracting new landlords to participate in rental assistance programs. During Calendar Year 2025, 98 new owners and property managers began working with the Housing Authority.

Additionally, the Housing Authority administered a grant-funded security deposit assistance program that provided financial support to 180 low-income households. This program reduced barriers to housing access by helping households overcome upfront move-in costs, accelerated lease-up timelines, supported housing stability, and strengthened partnerships with property owners through increased successful placements of rent-assisted households.

The Housing Navigation Program continued to demonstrate strong performance in assisting some of the community's most vulnerable residents. During Calendar Year 2025, the program assisted 21 households (47 individuals) experiencing homelessness in achieving permanent housing.

Due to limited voucher issuance during the year, the Housing Navigation Program strategically shifted its focus to providing intensive housing navigation services to households residing at homeless-dedicated PBV sites. This approach supported households in transitioning from supportive housing when intensive services were no longer needed, ensuring that limited supportive housing resources remain available for households with the highest service needs while promoting long-term housing stability and independence.

In addition, the Housing Navigation Program offered 18 housing navigation workshops to equip housing seekers and supportive service staff with the tools, knowledge, and resources needed to successfully secure housing. These workshops strengthened system-wide capacity, improved housing readiness, and enhanced collaboration among service providers and property owners.

PHA Goal 3: Promote Self-Sufficiency Among Assisted Tenants

To promote self-sufficiency, the Housing Authority operates a Family Self-Sufficiency (FSS) program. The FSS program is voluntary and is designed to help rent-assisted households achieve financial independence through goal setting, individualized support, job training, and savings accumulation through an escrow account that is paid to participants upon successful completion of their five-year plan.

Currently, 51 households are actively participating in the FSS program. Three participants are in the final stages of achieving homeownership. An additional 323 families remain on the FSS waitlist, and six households have successfully graduated from the program since July 1, 2025.

To staff the FSS program, the Housing Authority applies annually for HUD grant funding to support one full-time position. As of the date of this update, notification of award has not yet been received; however, the Housing Authority anticipates receiving full funding for Calendar Year 2026.

PHA Goal 4: Expand Rental Assistance to House the Unhoused in Sonoma County

The Housing Authority continues its strong partnerships with supportive service agencies through Continuum of Care-funded grants, specialized voucher programs, and homeless preferences. These partnerships serve some of the hardest-to-house populations, including individuals with disabilities, homeless families, seniors, survivors of domestic violence, former foster youth, and families working toward reunification. On average, the Housing Authority assists approximately 3,300 households each month through its rental assistance programs.

During Calendar Year 2025, 41 project-based permanent supportive housing (PSH) units were placed into service, including 29 units at Elderberry Commons in Sebastopol and 11 units at Petaluma River Place in Petaluma. An additional 70 PSH units are currently under construction throughout Sonoma County, with developments underway at George's Hideaway (Guerneville), Dry Creek Commons (Healdsburg), Meridian at Corona (Petaluma), Heritage Park (Windsor), and Summer Oaks (Sonoma). Another 105 PSH units are in the pre-construction phase.

In addition to project-based programs, the Housing Authority continues to provide tenant-based rental assistance to individuals and families experiencing homelessness. During Calendar Year 2025, rental assistance was provided to 135 households (214 individuals) who were homeless at admission. The Housing Authority is also actively working to identify

an ongoing funding source to transition Emergency Housing Voucher households prior to the program's scheduled end on December 31, 2026.

PHA Goal 5: Maintain a High Performer SEMAP Score

For the fiscal year ending June 30, 2025, the Housing Authority received a 100 percent score under the Section Eight Management Assessment Program (SEMAP) and was designated a "High Performer" for the 19th consecutive year.

Status: Created

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 09/30/2027

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

I, **Michelle Whitman** (*Official's Name*), the **Executive Director** (*Official's Title*) certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal year **2026** of the **CA085 - COUNTY OF SONOMA** (*PHA Name*) is consistent with the Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

County of Sonoma
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Consolidated Plans covering the jurisdiction of the PHA. These needs are identified by income, family type and specific housing problems. 1. The Sonoma County 2025-2029 Consolidated Plan includes goals of increasing and preserving affordable housing and promoting strategies for homelessness prevention and intervention in the County are high priorities. Specific goals related to these priorities are to support the construction of rental units and to increase tenant based rental assistance. 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 2025 – 2029 Consolidated Plan for the City of Petaluma includes goals specific to increasing the supply of affordable rental housing for Petaluma's lowest income households, preserving existing affordable housing stock and providing equitable housing to special needs populations. 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. The most recent Analysis of Impediments to Fair Housing study (AI) found that the displacement of residents due to economic pressures and the lack of affordable, accessible housing in a range of sizes were key barriers faced by persons of protected classes within the jurisdiction of the PHA. Activities and specific goals included in the PHA Five Year Plan which are consistent with the Consolidated Plan and Analysis of Impediments to Fair Housing include: a. Increasing housing choice for assisted tenants b. Expanding the supply of assisted housing c. Expanding rental assistance opportunities for the unhoused in Sonoma County

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: **Michelle Whitman**	Title: **Executive Director**
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: CA085 - COUNTY OF SONOMA form HUD-50077-SL (Form ID - 6321) printed by Martha Cheever in HUD Secure Systems/Public Housing Portal at 01/21/2026 02:19PM EST

Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (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 way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
    i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

COUNTY OF SONOMA	**CA085**
PHA Name	PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20**26**

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: **MS Michelle Whitman**		Name of Board Chairman: **Rebecca Hermosillo**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: *CA085-COUNTY OF SONOMA form HUD-50077-ST-HCV-HP (Form ID -2146) for CY 2026 printed by Martha Cheever in HUD Secure Systems/Public Housing Portal at 01/21/2026 02:15PM EST*

HUD-50075-HCV-5Y

Sonoma County Community Development Commission

HOUSING AUTHORITY OF THE COUNTY OF SONOMA

CA085

FY 2025 – 2030 PHA 5 Year Plan

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

Public Hearing: March 19, 2025

Anticipated Board Date: March 25, 2025

HUD Submission Deadline: April 17, 2025

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: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: _____Sonoma County Housing Authority _____ **PHA Code**: _CA085_____

PHA Plan for Fiscal Year Beginning: 07/2025_____
The Five-Year Period of the Plan: __2025-2030_____
PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. 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.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

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.	**Plan Elements.** Required for all PHAs completing this form.
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. The Sonoma County Community Development Commission is dedicated to promoting decent and affordable housing, revitalizing communities, and supporting public services that increase economic stability for County residents
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. See Attachment 1
B.3	**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment 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. 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. The PHA will provide resource information to HCV applicants and participants about the resources and programs available for victims of domestic violence. The PHA will continue to partner with the local domestic violence service providers to connect victims of domestic violence to rental subsidies when possible.
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. 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. 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.

C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☐ (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.
C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.
D.	**Affirmatively Furthering Fair Housing (AFFH).**

D.1

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

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: Increase the supply of affordable housing in higher opportunity areas and areas.

Describe fair housing strategies and actions to achieve the goal

a) Continue landlord outreach program including owner incentives and deposit assistance for tenants, and risk mitigation funds to pay for tenant damages beyond normal wear and tear**.**
b) Expand the use of the Housing Connector web platform by both tenants and landlords.
c) Continue active participation in area property management associations.

Fair Housing Goal: Reduce homelessness by expanding the supply of permanent supportive housing.

Describe fair housing strategies and actions to achieve the goal

a) Prioritize permanent supportive housing in RFPs for project-based vouchers.
b) Continue close collaboration with the Sonoma County Homeless Coalition (Continuum of Care).
c) Continue implementation of homeless preferences for the Housing Choice Voucher program
d) Apply for new vouchers to serve unhoused individuals and households when available.

Fair Housing Goal: Increase support for fair housing enforcement, education and outreach

Describe fair housing strategies and actions to achieve the goal

a) Continue to work closely with area fair housing organizations.
b) Continue to provide assisted households with resources to seek guidance from fair housing organizations.
c) Continue to provide fair housing training to all staff.
d) Continue to host fair housing training for property managers and owners.

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

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

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

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

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?
(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?
(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

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

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing …." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

B.2 Goals and Objectives

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

PHA Goal 1: Increase housing choices for assisted tenants:

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

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

Objective 4: Expand the existing Housing Search workshop for assisted tenants.

PHA Goal 2: Expand the supply of assisted housing:

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

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

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

PHA Goal 3: Expand rental assistance to assist in housing the unhoused in Sonoma County

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

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

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

PHA Goal 4: Maintain High Performer Section Eight Management Assessment Program (SEMAP) score

PHA Goal 5: Ensure equal housing opportunity and affirmatively further fair housing.

Objective 1: Partner with fair housing organizations to ensure that all Housing Authority staff are adequately trained.

Objective 2: Partner with fair housing organizations to provide training to property owners and managers regarding their rights and responsibilities.

Objective 3: Partner with fair housing organizations to provide training to Housing Authority assisted tenants regarding their rights and responsibilities.

Below is a report on the PHA's progress in achieving the goals and objectives described in the 2020 5-Year Plan

PHA Goal: Maintain High Performer SEMAP score. The Section 8 Management Assessment Program (SEMAP) enables HUD to identify housing authority capabilities and deficiencies related to the administration of the program. Grading is based on 15 different indicators. A high performer score indicates that the PHA is effectively utilizing the Section 8 program to provide decent, safe and affordable housing and qualifies the PHA to apply for additional vouchers as they become available.

For the Fiscal Year ending June 30, 2024, the Housing Authority received a 100% score for SEMAP and has been deemed a "High Performer" Housing Authority for the 18th consecutive year.

PHA Goal: Apply for new vouchers as available. The Housing Authority has continued to apply for new vouchers each time they are made available. During calendar year 2024, the Housing Authority applied for additional Veterans Affairs Supportive Housing Vouchers (VASH). As of the writing of this update, we are awaiting notification of award.

Since the adoption of its 2020 5-Year Plan, the Housing Authority has received 448 new vouchers - 141 new Mainstream vouchers, 113 Family Unification Program Vouchers, 153 Emergency Housing Vouchers, 16 new Housing Choice Vouchers, 5 Veterans Affairs Supportive Housing vouchers, and 20 Foster Youth Initiative (FYI) vouchers. These vouchers have been deployed through collaborative efforts with the Sonoma County Homelessness Coalition, the Sonoma County Coordinated Entry System, Sonoma County Human Services Department and a number of local supportive services providers.

In addition to vouchers that are made available through traditional HUD Public and Indian Housing (PIH) Notices of Funding Availability (NOFA), the SCHA was awarded renewal grants for its Special Needs Assistance Programs through HUD Continuum of Care. These grant funds enable SCHA to provide rental assistance to households with disabilities who are experiencing homelessness.

The SCHA has continued its successful partnerships with supportive service agencies through the Continuum of Care funded grant programs, specialized voucher programs and homeless preferences. These partnerships assist some of the hardest to serve clients, including persons with disabilities, homeless families, senior citizens, victims of domestic violence, former foster youth, and families in the process of reunifying with their children. On average, the SCHA assists approximately 3,100 households each month through its various rental assistance programs.

PHA Goal: Expand the supply of affordable housing. The Housing Authority has continued to utilize Project Based Vouchers to address the need for affordable housing in Sonoma County for both low-income individuals/families and individuals/families experiencing homelessness.

- In 2024, the Housing Authority provided rental assistance to 895 households who were identified as "homeless at admission" to the rental assistance programs.

- Since July 1, 2020, 337 new Project Based Voucher units have come into service in Sonoma County, 19 of these Project Based Voucher units were new construction that were awarded prior to 2020.
    - 22 at Kings Valley Senior Apartments, Cloverdale (2020)
    - 11 at Alta Madrone Apartments, Sonoma (2020)
    - 8 at Windsor Veterans Village, Windsor – Homeless Dedicated (2021)
    - 5 at Don Bennett Senior Apartments, Petaluma (2021)
    - 25 at 575 Vallejo Street Senior Apartments, Petaluma (2022)
    - 25 at 579 Vallejo Street Senior Apartments, Petaluma (2022)
    - 7 at Fisher I Senior Apartments, Petaluma (2022)
    - 6 at Fisher II Senior Apartments, Petaluma (2022)
    - 11 at Foss Creek Court, Healdsburg (2022)
    - 23 at Cherry Creek Village, Cloverdale – Homeless Dedicated (2022)
    - 15 at River City Senior Apartments, Petaluma – Homeless Dedicated (2022)
    - 10 at Valley Oaks Homes, Petaluma (2022)
    - 8 at Petaluma Avenue Homes, Sebastopol (2022)
    - 18 at Corona Ranch Homes, Petaluma (2022)
    - 8 at Washington Creek Apartments, Petaluma (2022)
    - 60 at Studios at Montero, Petaluma – Homeless Dedicated (2023)
    - 3 at Piper Street Apartments, Healdsburg – Homeless Dedicated (2023)
    - 8 at The Randall, Healdsburg (2023)
    - 9 at Valley Oaks, Petaluma (2023)
    - 5 at Village Green II, City of Sonoma – Senior/Disabled (2023)
    - 16 at 414 Petaluma, Petaluma – 13 Homeless Dedicated Permanent Supportive Housing units and 3 General Housing units (2024)
    - 5 at Monte Vina Apartments, Healdsburg – Homeless Dedicated (2024)
    - 29 at Elderberry Commons, Sebastopol – Homeless

- In the upcoming five-year period, 149 newly constructed PBV units are expected to come into service as shown below:
    - 8 at Heritage Park, Windsor – homeless dedicated (anticipated 2026)
    - 12 at Petaluma River Place, Petaluma (anticipated 2025)
    - 21 at George's Hideaway, Guerneville– homeless dedicated (anticipated 2026)
    - 30 at Caritas Homes Phase 2, Santa Rosa – permanent supportive housing (anticipated 2026)
    - 14 at Dry Creek Commons, Healdsburg – 6 permanent supportive housing units and 8 general population units (anticipated 2026)
    - 33 at Meridian at Corona, Petaluma – permanent supportive housing units (anticipated 2026)
    - 5 at Redwood Glen Apartments, Windsor – permanent supportive housing units (anticipated 2026)
    - 18 at Summer Oaks, Sonoma – 2 homeless dedicated units, 16 general population units (anticipated 2026)
    - 8 at Downtown River Apartments, Phase 2, Petaluma – general population (anticipated 2025)

Attracting new landlords to participate in the Housing Authority's rental assistance programs has continued to be a priority. The landlord engagement program which was implemented in 2019 has continued to be successful, bringing in a total of 602 new landlords over the course of the five years between 2020 – 2025.

In July 2022, the Housing Authority was awarded American Rescue Plan Act ("ARPA") funds by the Sonoma County Board of Supervisors to centralize housing location services within the County and to expand the number of units available to rental assistance clients, particularly clients experiencing homelessness. To kick off the program, the Housing Authority launched a Housing Heroes campaign in September 2022. The initial outreach for this program included print and radio advertisements aimed at attracting property managers and owners who have not participated with the Housing Authority. To augment the program, centralized housing search software was rolled out making unit location simplified for housing seekers and service providers. A dedicated housing locator was hired to work in the community and attract and recruit new landlords to utilize this system. As of the writing of this report, the web-based system has 1,555 registered properties and 200 units are actively available for rent. Feedback from property owners and managers has indicated that the new system makes their units much easier to advertise to low-income households. The ARPA funds have also been used to pay 86 owner incentive payments, 41 unit holding fees, 12 unit repairs, and 25 damage claims. Each of these payments has added to the positive narrative about working with rental assistance programs.

In 2022, the Housing Authority began a Housing Workshop to assist voucher recipients in conducting an effective housing search. The informational workshops include useful information including topics such as looking for housing, approaching potential landlords and discussing credit and criminal backgrounds with potential landlords. Since its implementation, 125 voucher clients have attended these workshops, 93 of whom successfully located housing. Case workers frequently attend these workshops to learn how to assist their clients. In response to this need additional trainings have been added specific to social service workers. 109 supportive service agency staff representing 21 community agencies have attended the trainings.

The Housing Authority's Housing Navigation program has continued to be successful in assisting some of the area's most vulnerable residents in achieving permanent housing. Since January 2020, the Housing Navigation program has assisted 233 households (345 persons) who were experiencing homelessness in achieving permanent housing.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing. The SCHA

continues its commitment to ensuring equal opportunity and affirmatively furthering fair housing. A listing of activities is shown below.

- In October 2023, after exhausting the existing waitlist, the Housing Authority opened a new waitlist lottery. Following the close of the lottery application period, 750 applicants were selected at random to be placed on the Housing Choice Voucher waitlist. As of the writing of this report, no names have been drawn from this waitlist due to a shortfall of funding. It is expected that all 750 applicants will have an opportunity to receive service by the end of calendar year 2026 regardless of whether they qualify for a local preference.
- In response to feedback received from housing seekers, the Housing Authority has made efforts to provide training to both housing and supportive services providers.
    - In cooperation with Fair Housing Advocates of Northern California the Housing Authority hosted landlord trainings in October 2023. These trainings had a particular focus on new laws related to source of income protections for voucher holders, race discrimination in housing, and providing reasonable accommodations to rental applicants (such as making exceptions for applicants who have spotty credit or rental histories related to disability). Eighty-eight people participated in the training representing numerous property managers and owners from throughout the area.
    - In April 2024, the Housing Authority presented at the National Association of Residential Property Managers Marin/Sonoma Chapter to supply information about rental assistance vouchers and requirements.
- The preparation of Sonoma County's updated Affirmatively Furthering Fair Housing (AFFH) document was paused in 2022 due to HUD's notice of proposed rulemaking, however, it was resumed in the fall of 2023 and submitted to HUD for review in 2024. Housing Authority staff are currently awaiting HUD's comments and suggested changes.
- During calendar year 2021, a review of the accessibility of all the Housing Authority's programs and services was completed. The Housing Authority has addressed all programmatic issues that were identified. Physical space deficiencies that were identified were cost prohibitive for the leased space. Due to this, the Housing Authority relocated to a new, fully accessible space in September. 2024.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan *(All PHAs)*

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

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

I, Michelle Whitman, the Executive Director of the Sonoma County Housing Authority
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2030 and/or Annual PHA Plan for fiscal year 2024 of the Sonoma County Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

County of Sonoma

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

See Attachment

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Michelle Whitman	Title: Executive Director
Signature:	Date: March 25, 2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

ATTACHMENT TO HUD-50077-SL
PHA Annual Plan for Five Year Plan for fiscal years 2025-2030 and Annual Plan for Fiscal Year ending 6/30/2025

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

There is a great, unmet need for housing in Sonoma County which is detailed in the two Consolidated Plans covering the jurisdiction of the PHA. These needs are identified by income, family type and specific housing problems.

1. The Sonoma County 2020 Consolidated Plan states that affordable housing and assisting the County's homeless are high priorities. Specific goals related to these priorities are to make market rate housing units affordable to low income persons through the provision of rental subsidies and to implement strategies for homelessness prevention and intervention county-wide. Activities included within the PHA Five Year Plan are consistent with the priorities contained in the Sonoma County Consolidated Plan, which include providing decent, affordable housing for low-income persons, and coordinated efforts to assist those experiencing homelessness to gain housing.

2. The Consolidated Plan for the City of Petaluma includes goals specific to increasing the supply of affordable rental housing for Petaluma's lowest income households, preserving existing affordable housing stock, providing housing and services to special needs populations, increasing the supply of affordable housing. Activities included in the PHA Five Year Plan are consistent with the initiatives contained in the City of Petaluma Consolidated Plan which include providing decent, affordable housing for low-income persons and expanding economic opportunities for low-income persons.

The most recent Analysis of Impediments to Fair Housing study (AI) found that the lack of affordable housing was a primary barrier faced by persons of protected classes within the jurisdiction of the PHA.

Activities and specific goals included in the PHA Five Year Plan which are consistent with the Consolidated Plan and Analysis of Impediments to Fair Housing include:

a. Increasing housing choice for assisted tenants
b. Expanding the supply of assisted housing
c. Expanding rental assistance to assist in housing the unhoused in Sonoma County
d. Ensuring equal opportunity and affirmatively further fair housing.

Certifications of Compliance with PHA Plan and Related Regulations ***(Standard, Troubled, HCV-Only, and High Performer PHAs)***	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 3/31/2024**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the_X__ 5-Year and/orX___ Annual PHA Plan, hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _July 1, 2025_, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
   (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
   (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

__Sonoma County Housing Authority ____ _____CA085_____
PHA Name PHA Number/HA Code

___X__Annual PHA Plan for Fiscal Year 2024-2025

__X___5-Year PHA Plan for Fiscal Years 2025 - 2030

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Name of Executive Director Michelle Whitman	Name Board Chairman Linda Hopkins
Signature Date	Signature Date

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