

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</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, including changes to these policies, 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-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 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, 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 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 checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/01/2024  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> 0 <b>Number of Housing Choice Vouchers (HCVs)</b> 1925  <b>Total Combined</b> 1925  <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 Annual Plan is available for viewing in the Housing Authority office located at 90 Santa Rosa Avenue in Santa Rosa, California during the hours of 8am to 5pm, Monday through Friday beginning on February 8<sup>th</sup>, 2024.         </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;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </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>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Rent Determination - The City of Santa Rosa Housing Authority is publishing with this Annual Plan the proposed draft of the Housing Choice Voucher Program Administrative Plan including revisions required under the Housing Opportunity Through Modernization Act of 2016 (HOTMA). The HOTMA regulations revise the definition of annual income, which has the potential to impact how rent is calculated for participants in the Housing Choice Voucher program.</p> <p>Significant Amendment – The City of Santa Rosa Housing Authority is publishing with this Annual Plan the proposed draft of the Housing Choice Voucher Program Administrative Plan including revisions required for:</p> <ul style="list-style-type: none"> <li>Housing Opportunity Through Modernization Act of 2016 (HOTMA) and its implementing regulations in PIH Notice 2023-27. These regulations substantially revised Chapter 6 - Income, Chapter 7 - Verification and Chapter 11 - Reexaminations of the Administrative Plan. Revisions throughout the remainder of the Administrative Plan do not reflect significant policy changes, but may be cross-referenced to the significantly revised chapters, include updated references to new regulatory citations, or rewritten language to more accurately reflect the new HOTMA rules.</li> <li>The National Standards for the Physical Inspection of Real Estate (NSPIRE) are being adopted by the City of Santa Rosa Housing Authority on July 1, 2024. The NSPIRE standards replace the Housing Quality Standards. Chapter 8 of the Administrative Plan was substantially rewritten to reflect the new standards.</li> </ul> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<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 Rental Assistance or Project-Based Vouchers 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>It is anticipated that in FY 2024-2025, up to two Project-Based Voucher sites in AHAP and under construction at the time of the submission of this Annual Plan will complete construction and be ready to enter into a PBV HAP contract, for a potential total of 23 PBV units completing construction.</p> <p>There will be no offer of PBVs to developers in FY 2024-2025.</p>

B.3	<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> <ul style="list-style-type: none"> <li>The Housing Authority’s Project-Based Voucher (PBV) program leased two additional sites in FY 2023-2024: <ul style="list-style-type: none"> <li>Laurel at Perennial Park, Phase I – 17 units of PBV for seniors, 94 total affordable units</li> <li>Caritas Homes, Phase I – 30 units of PBV for people experiencing homelessness, 64 total affordable units</li> <li>The total PBV units in service at June 30, 2023 are across 12 sites with 288 total units. Of the 288 units, 88 are set aside for VASH, 132 are designated for seniors or people with special needs and 38 are designated for people experiencing homelessness. These PBV units have leveraged in total 722 additional affordable housing units.</li> </ul> </li> <li>The Housing Authority opened its Housing Choice Voucher program waitlist under the new electronic format and added 5,000 households to the waitlist.</li> <li>The Housing Authority continues to administer the Emergency Housing Voucher program with a total of 131 vouchers.</li> </ul>
B.4.	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>N/A. The City of Santa Rosa Housing Authority does not operate public housing.</p>
B.5	<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>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N   <i>Any comments from the RAB will be heard at the Public Hearing on March 25, 2024</i>  <input type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?  Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	<div><div>Affirmatively Furthering Fair Housing.</div><div><p>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.</p></div></div> <table><tr><td>Fair Housing Goal:</td></tr><tr><td><p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p><p>The City of Santa Rosa, as an entitlement jurisdiction, is in the process of updating the Assessment of Fair Housing (AFH) in conjunction with the County of Sonoma and the City of Petaluma. The draft Affirmatively Furthering Fair Housing assessment (AFFH) opened for Public Comment on February 8, 2024. The draft AFFH is available at the following locations for review: The Sonoma County Community Development Commission website: <a href="https://sonomacounty.ca.gov/development-services/community-developmentcommission/plans-policies-and-reports">https://sonomacounty.ca.gov/development-services/community-developmentcommission/plans-policies-and-reports</a>. A hard copy at the Sonoma County Library, Santa Rosa Branch, located at 211 E Street, Santa Rosa, CA 95404 3. A hard copy at the Board of Supervisors office, located at 575 Administration Drive, Room 102A, Santa Rosa, CA 95403 4. A hard copy at the Community Development Commission office Monday through Friday from 8:00 A.M. to 5 P.M. at 1440 Guerneville Road, Santa Rosa, CA 95403. 5. A hard copy is available upon request by contacting Verónica Ortiz-De Anda at 707-5657520 or via email at Veronica.Ortiz-DeAnda@Sonoma-County.org. Public comment can be submitted from February 8, 2024 through March 11, 2024 in one of the following ways: 1. Via Email to: Veronica.Ortiz-DeAnda@Sonoma-County.org 2. In writing mailed to: Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA, 95409 with Attention to: V. Ortiz-De Anda. 3. At the public hearing to be held on March 20, 2024.</p></td></tr></table>	Fair Housing Goal:	<p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p>The City of Santa Rosa, as an entitlement jurisdiction, is in the process of updating the Assessment of Fair Housing (AFH) in conjunction with the County of Sonoma and the City of Petaluma. The draft Affirmatively Furthering Fair Housing assessment (AFFH) opened for Public Comment on February 8, 2024. The draft AFFH is available at the following locations for review: The Sonoma County Community Development Commission website: <a href="https://sonomacounty.ca.gov/development-services/community-developmentcommission/plans-policies-and-reports">https://sonomacounty.ca.gov/development-services/community-developmentcommission/plans-policies-and-reports</a>. A hard copy at the Sonoma County Library, Santa Rosa Branch, located at 211 E Street, Santa Rosa, CA 95404 3. A hard copy at the Board of Supervisors office, located at 575 Administration Drive, Room 102A, Santa Rosa, CA 95403 4. A hard copy at the Community Development Commission office Monday through Friday from 8:00 A.M. to 5 P.M. at 1440 Guerneville Road, Santa Rosa, CA 95403. 5. A hard copy is available upon request by contacting Verónica Ortiz-De Anda at 707-5657520 or via email at Veronica.Ortiz-DeAnda@Sonoma-County.org. Public comment can be submitted from February 8, 2024 through March 11, 2024 in one of the following ways: 1. Via Email to: Veronica.Ortiz-DeAnda@Sonoma-County.org 2. In writing mailed to: Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA, 95409 with Attention to: V. Ortiz-De Anda. 3. At the public hearing to be held on March 20, 2024.</p>
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