

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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>PHA Name: City of Santa Rosa Housing Authority PHA Code: CA088 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2018 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 1862 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="180 1360 1461 1919"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <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	Lead HA:																													
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B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input 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"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation, defined as follows:</p> <p>Any collective change to the Five-Year Plan which impacts and prevents implementation of the planned or actual use of federal funds for identified activities, and would prohibit or redirect the Housing Authority's strategic goals, or, any single or collective change in the planned or actual use of federal funds as identified in the Five-Year Plan that exceeds 20 percent of the City of Santa Rosa's annual program budget for the Section 8 Housing Choice Voucher program activities.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification, defined as follows:</p> <p>Changes of a sufficient nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements which would result in a change to the Annual Agency Plan, unless the change is a result of a circumstance identified by HUD for special intervention.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><u>Housing Needs & Strategy for Addressing Housing Needs:</u></p> <p>On the evening of October 8, 2017, the Pocket, Tubbs, and Nuns fires caused the loss of 2,904 housing units in the City of Santa Rosa. This decrease in the City's housing inventory impacts HCV program participants disproportionately in that numerous City residents with greater incomes are suddenly in dire need of housing. In alignment with Governor Brown's Executive Order B-43-17, The Council of the City of Santa Rosa passed Ordinance ORD-2017-020, aimed to prevent price gouging. Landlords, including Housing Choice Voucher landlords, are not permitted to raise rents more than 10% above pre-fire rates through April 18, 2018.</p> <p>After considering the needs of the jurisdiction, the Housing Authority requested a waiver for regulatory relief from HUD, which would allow the HA to meet the needs of affected Housing Choice Voucher participants. The following requests were made to HUD: Allocation of Disaster Voucher Program Funding; Post-Disaster Re-Benchmarking; Access to 2017 Set-Aside Funds; Delayed Implementation of PIH Notice 2017-18 Requirements; and Family Self-Sufficiency Program Extensions for Families Affected by the Wildfires. The requests for extensions were approved. As of the writing of this PHA Plan, all other requests are still pending.</p> <p>When the fires began, City of Santa Rosa Housing Authority staff members immediately began working around the clock at the Emergency Operations Center (EOC). When the Local Assistance Center (LAC) opened a week later, Housing Authority staff were employed there, as well, to provide housing resources to all impacted residents in the County. As soon as the immediate danger passed, Housing Authority staff reached out to impacted clients to reissue vouchers and to share relevant resources. Members of the Executive Team continue to meet with FEMA and CalOES as part of the ongoing countywide housing taskforce. Executive Staff are also involved in the countywide Human Services taskforce in order to continue to address long term recovery.</p> <p><u>Deconcentration & Other Policies that Govern Eligibility, Selection, and Admission:</u></p> <p>The City of Santa Rosa Housing Authority is partnering with Catholic Charities and other nonprofit homeless services agencies and issuing limited preference vouchers for homeless families who are currently receiving services from Housing First agencies.</p> <p><u>Rent Determination:</u></p> <p>The City of Santa Rosa Housing Authority, in cooperation with the Sonoma County Housing Authority, conducted a Fair Market Rent (FMR) survey to determine if Payment Standards for the County and City were in parity with the current housing market. Findings were released in January 2017, resulting in a 17% increase in FMRs (the highest FMR increase in CA). The increased Payment Standards went into effect on October 1, 2017.</p> <p><u>Significant Amendment/Modification:</u></p> <p>The City of Santa Rosa Housing Authority is partnering with Catholic Charities and other nonprofit homeless services agencies and issuing limited preference vouchers for homeless families who are currently receiving services from Housing First agencies.</p>

B.2	<p>New Activities</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 <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. The City of Santa Rosa Housing Authority received applications under an open Request for Proposals (RFP) and awarded contracts for two project-based VASH voucher sites, one with 6 units and the other with 55 units. The City will work with the local VA office and owner as this project continues to move forward. The VASH Request for Proposals has 27 vouchers remaining and the Housing Authority is considering releasing a project-based voucher Request for Proposals for non-VASH vouchers.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan:</p> <p>Since the submission of the 5-Year PHA Plan in July 2014, the City of Santa Rosa Housing Authority has continued to progress in meeting its mission to ensure adequate, decent, safe and sanitary housing for qualified people within Santa Rosa consistent with federal, state and local law. The Housing Choice Voucher program size is 1862, including 389 HUD-VASH vouchers.</p> <p>The Housing Authority currently administers a total of 102 project-based vouchers at two buildings, for seniors and individuals with special needs, and has awarded contracts to two developers for two HUD-VASH project-based voucher sites, for a total of 61 additional units. The Housing Authority will partner with the local VA and other veteran's services nonprofits to provide supportive services at these sites.</p> <p>The City of Santa Rosa Housing Authority participates in the Family Self Sufficiency (FSS) program, aimed to encourage voucher holders to obtain employment that will lead to economic independence and self-sufficiency. The goal of the Housing Authority is to increase participation in this program through targeted outreach, ultimately resulting in increased financial independence and home ownership for former program participants.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Pending comments from Residents Advisory Board during Housing Authority council meeting on February 26, 2018.</p>