

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: 09/30/2027
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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. 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	<p>PHA Name: <u>City of Santa Rosa Housing Authority</u> PHA Code: <u>CA088</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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. 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.</p> <p>Beginning Friday, February 6, 2026, the Five-Year PHA Plan will be available for review and comment at the City of Santa Rosa Housing Authority (SRHA) offices located at 90 Santa Rosa Avenue, Santa Rosa, Monday through Thursday from 9:00am – 4:00pm and on the following Fridays from 9:00am – 3:00pm: Friday, February 6; Friday, February 13; Friday, February 27 and Friday, March 13, 2026. The Public Comment period begins Friday, February 6 and ends on Monday, March 23, 2026. Written comments on the plan will be accepted at the front desk.</p> <p>The Annual PHA Plan will also be available on the Housing Authority’s website beginning Friday, February 6, 2026, at www.srcity.org/section8. Electronic comments may be submitted to section8@srcity.org.</p> <p>A Public Hearing to present and review the Five-Year PHA Plan will be held on Monday, March 23, 2026, at the regular meeting of the City of Santa Rosa Housing Authority Board of Commissioners. The meeting will be held at City Council chambers at 100 Santa Rosa Avenue, Santa Rosa, California beginning at 1:30 P.M.</p>

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

Not applicable

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-, very low-, and extremely low-income families in the PHA’s jurisdiction for the next 5 years.

The SRHA mission is to ensure adequate, decent, safe and sanitary housing for qualified people within Santa Rosa consistent with federal, state and local laws.

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 5 years.

- Increase the supply of affordable rental housing for the City's lowest income households.
 - Apply for additional Housing Choice Vouchers and funding when available
 - Leverage private or other public funds to create additional affordable housing opportunities
 - Conduct outreach and marketing to property owners and the community to increase owner participation in the Housing Choice Voucher program, including the use of citywide announcements and public meetings to discuss the benefits of the program

- Preserve existing affordable housing stock.
 - Complete biennial property inspections using the National Standards for the Physical Inspection of Real Estate (NSPIRE) standards
 - Educate program stakeholders including property owners, voucher holders, and the public about NSPIRE standards
 - Collaborate with the City of Santa Rosa Code Enforcement Division when necessary and appropriate to address health, life, fire and safety issues in subsidized housing units
 - Provide excellent customer service to stakeholders including owners, voucher holders, and the public when responding to questions and concerns about affordable housing stock
 - Promote affordable housing resources and programs available to the community

- Provide housing and services to special needs populations.
 - Apply for Special Purpose Vouchers as they become available
 - Maintain Project Based Voucher Housing Assistance Payments (PBV-HAP) Contracts for special needs populations including seniors, people with disabilities, Veterans, and people experiencing homelessness, including enforcement of requirements to make services available to residents in the projects and collaboration with referral partners and property managers
 - Continue serving households through the Emergency Housing Voucher (EHV) program for as long as funding is available, and transition households to the Housing Choice Voucher program when funding is exhausted.
 - Continue serving households through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program and maintain a collaborative partnership with the Department of Veterans Affairs

- Increase access to home ownership opportunities for City of Santa Rosa residents.
 - Promote self-sufficiency and asset development for assisted families through the Family Self-Sufficiency (FSS) Program
 - Achieve the program milestone of 75 total graduates from the FSS program by the end of Fiscal Year 2031

- Increase current participation in the FSS program to 50 households by the end of Fiscal Year 2027 and maintain enrollment between 25 and 50 households each Fiscal Year thereafter
- Provide access to resources for FSS participants that support homeownership goals, including but not limited to financial education, credit repair, and first-time homebuyer programs
- Partner with the Santa Rosa Housing Trust to advertise downpayment assistance and other low-income homeownership programs
- Maintain Section 8 Management Assessment Profile (SEMAP) High Performer status
 - Achieve the highest possible percentage of compliance on all SEMAP performance indicators each Fiscal Year through June 30, 2031
- Utilize the resources of the Housing Choice Voucher program strategically and in cooperation with other local funding sources to maximize efficiency and produce additional affordable housing
 - If additional PBVs can be made available to developers under the HCV program budget, collaborate with the Santa Rosa Housing Trust to promote the resource to developers and encourage leveraging the PBV funds for the most deeply affordable units and highest number of units

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.

Since the Five-Year Plan for 2021-2026, SRHA has made considerable progress towards its goals and objectives.

SRHA received additional HUD-Veterans Affairs Supportive Housing (VASH) vouchers in FY 2022, bringing the total to 429 VASH vouchers. SRHA also received supplemental administrative funding for the VASH program and collaborated with the Department of Veterans Affairs to determine the most critical housing-related needs among Veterans participating in the program; these funds were used for security deposits, holding fees, rental application fees, renter's insurance, and utility deposits to decrease housing barriers.

The Housing Choice Voucher (HCV) program size has grown to 1,925 vouchers. In addition, SRHA received 131 Emergency Housing Vouchers (EHV) in 2021 and partnered with the Sonoma County Continuum of Care (CoC) to receive referrals through the Coordinated Entry (CE) system based on priority populations determined by the CoC.

The partnership with CE that was established through the EHV program has continued as SRHA saw the completion of three Project-Based Voucher (PBV) sites that include homeless-designated units. Caritas Homes, South Park Commons and Cannery at Railroad Square include a total of 93 units for households experiencing homelessness who are referred through CE. SRHA also serves senior and other special needs households through the PBV program at Bethlehem Tower, Rosenberg Apartments, Laurel at Perennial Park, Linda Tunis Senior Apartments, and Sage Commons.

The PBV program has 387 units under a Housing Assistance Payments (HAP) contract as of January 2026, and the use of that resource for affordable housing developers has leveraged a total of 779 new affordable housing units in the City of Santa Rosa and County of Sonoma.

Families participating in the Family Self-Sufficiency (FSS) program are increasing their financial resources by obtaining employment and building assets. SRHA holds over \$230,500 in escrow for the 36 families currently participating in the FSS program. SRHA has provided credit building workshops to FSS participants through its partnership with Redwood Credit Union.

SRHA completed the development of and transition to an online waitlist, making the HCV and site-based PBV waitlists more accessible. Applicant families can manage their household data, apply for open waitlists, and learn about other affordable housing opportunities through email announcements. Households that have not yet applied to the HCV waitlist may also create an account so they can be notified when waitlists are open. Additionally, the online waitlist system includes a confidential portal for PBV sites to access the contact information of the next applicants on their site-based waiting list, creating efficiencies and reducing the occurrence and length of vacancies in PBV units.

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 survivors of domestic violence, dating violence, sexual assault, or stalking.

SRHA has adopted the following policies and procedures to help ensure that all actual and potential beneficiaries of its HCV program are aware of their rights under VAWA:

SRHA will post the following information regarding VAWA in its offices and on its website. It will also make the information readily available to anyone who requests it:

- A copy of Form HUD-5380, Notice of Occupancy Rights under VAWA, to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking
- A copy of Form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation
- A copy of the PHA's emergency transfer plan
- A copy of Form HUD-5383, HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY)
- Contact information for local victim advocacy groups or service providers.

PHAs are required to inform program applicants and participants of their rights under VAWA, including their right to confidentiality and the limits thereof, when they are denied assistance, when they are admitted to the program, and when they are notified of an eviction or termination of housing benefits.

- SRHA will provide all applicants with information about VAWA at the time they request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program. The PHA will also include information about VAWA in all notices of denial of assistance.
- SRHA will provide all participants with information about VAWA at the time of admission and at annual reexamination. SRHA will also include information about VAWA in notices of termination of assistance.
- The VAWA information provided to applicants and participants will consist of the notices identified above.
- Whenever SRHA has reason to suspect that providing information about VAWA to a participant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. For example, SRHA may decide not to send mail regarding VAWA protections to the victim's unit if SRHA believes the perpetrator may have access to the victim's mail, unless requested by the victim.
- When discussing VAWA with the victim, SRHA will take reasonable precautions to ensure that no one can overhear the conversation, such as having conversations in a private room.

- The victim may, but is not required to, designate an attorney, advocate, or other secure contact for communications regarding VAWA protections.

All information provided to SRHA regarding domestic violence, dating violence, sexual assault, stalking, or human trafficking, including the fact that an individual is a victim, must be retained in confidence. This means that SRHA (1) may not enter the information into any shared database, (2) may not allow employees or others to access the information unless they are explicitly authorized to do so and have a need to know the information for purposes of their work, and (3) may not provide the information to any other entity or individual, except to the extent that the disclosure is (a) requested or consented to by the individual in writing, (b) required for use in an eviction proceeding, or (c) otherwise required by applicable law.

- If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, SRHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

<p>B.5</p>	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>SRHA does not intend to select projects for project-based assistance noncompetitively.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The SRHA criteria for determining a “substantial deviation” or “significant amendment or modification” to its Five-Year plan are defined as:</p> <ul style="list-style-type: none"> • 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. • 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>Significant Amendment or Modification to the Annual Plan:</p> <ul style="list-style-type: none"> • 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>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>The RAB requested more targeted outreach to HCV participants when it is time for the next Five-Year PHA Plan. The RAB acknowledged that the Public Notice and Public Comment requirements had been met by staff, but believes that the population they represent is less likely to be engaged in the process without being directly invited.</p> <p>Staff will follow this recommendation by, going forward, mailing a notice to all participants when the Five-Year and Annual PHA Plan public comment periods open.</p>
<p>C.3</p>	<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> <p>Form HUD-50077-SL will be included in the final 5-Year Plan submission.</p>

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.

Any information on Challenged Elements will be submitted with the final and/or interim drafts of the 5-Year Plan.

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