



SUNNYSIDE HOUSING AUTHORITY

204 South 13th Street Sunnyside, WA 98944

Phone: 509-837-5454 Fax: 509-837-4150 TTY: 711 Email: info@sunnysideha.org

NOTICE OF SPECIAL MEETING AND BOARD MEETING PACKET

When: January 5, 2026, at 6:00 p.m.
Address: SHA Administrative Office, 204 S. 13th St, Sunnyside

If you wish to participate remotely:

[Join the meeting now](#)

Meeting ID: 238 604 565 757

Passcode: 8jC2Xq6o

BUSINESS MEETING AGENDA

1. Roll Call
2. Public Hearing – HUD Annual Plan
3. Resolutions and Actions
 - a. Approve the HUD Annual Plan
 - b. Resolution 2026-01 - HUD Civil Rights Certification, 50077-CR
4. Adjournment

The mission of the Housing Authority of Sunnyside, Washington is to assure that the people of the community are sheltered. SHA has a special responsibility to those who experience barriers to housing because of income, disability, or special need.

PUBLIC HEARING NOTICE

Housing Authority of Sunnyside, Washington

Public Housing Agency (PHA) Annual Plan for Fiscal Year 2026

The Housing Authority of Sunnyside (the “PHA”) has developed its Annual Plan for Fiscal Year 2026, in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD) and 24 CFR Part 903. The draft Annual Plan is available for public review for a 45-day comment period, beginning 11/20/2025 and ending 01/04/2026. Copies of the Plan may be reviewed at:

- PHA Main Office: 204 S. 13th Street, Sunnyside, WA 98944
- PHA Website: www.sunnysideha.org
- Other Locations: Sunnyside Library and Sunnyside City Hall

Public Hearing

A public hearing will be held to receive comments on the proposed Annual Plan:

Date: 01/05/2026

Time: 1:00 pm

Location: 204 S. 13th St, Sunnyside, WA 98944

Residents of public housing and other interested people are encouraged to attend. Interpreters or reasonable accommodation for persons with disabilities will be provided upon request. Please contact Elizabeth Alba at 509-837-5454 x 7 or Elizabeth@sunnysideha.org at least 10 days before the hearing.

How to Submit Comments

Written comments on the draft Annual Plan may be submitted during the 45-day review period to: Elizabeth Alba, Executive Director, 204 S. 13th St, Sunnyside, WA 98944
Elizabeth@sunnysideha.org

Governing Board Approval

Following the public comment period and hearing, the PHA’s Board of Commissioners will consider approval of the Annual Plan at a special meeting on:

Date: January 5, 2026

Time: 6:00 pm

Location: 204 S. 13th St, Sunnyside, WA 98944

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HUD-50075-SM — STREAMLINED ANNUAL PHA PLAN

Housing Authority of Sunnyside (HAS)

PHA Code: WA035

Fiscal Year Beginning: January 1, 2026

OMB No. 2577-0226

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A. PHA Information

Field	Value
PHA Name	Housing Authority of Sunnyside
PHA Code	WA035
PHA Type	Small PHA
PHA Programs Included	Public Housing Only
Public Housing Units	140
HCV Units	None
Other Programs	None
Submission Type	Streamlined Annual Plan
Fiscal Year Beginning	01/01/2026

B. Summary of Policy or Program Changes for FY 2026

The Housing Authority of Sunnyside **is planning to make significant policy changes in the following areas** for the FY 2026 Plan year:

- ACOP policies – update plan to current HOTMA regulations

The Housing Authority of Sunnyside **does not propose any significant policy changes** for the FY 2026 Plan year to:

- Rent, occupancy, and eligibility policies
- Lease provisions
- Grievance procedures
- Community service policies
- Safety/security policies
- Pet policy
- Flat rent methodology

Only minor administrative updates may be made as allowed by HUD.

C. Capital Improvements for the Coming Year

The PHA anticipates receiving FY 2026 Capital Fund resources. Planned work includes:

- Routine modernization and unit turnover work
- Exterior building repairs (as needed)
- Plumbing, electrical, and mechanical repairs
- Energy-efficiency and planned maintenance
- Sidewalk, pavement, and grounds improvements

Specific project scopes will be refined upon HUD Capital Fund award.

D. Civil Rights Certification

The PHA certifies full compliance with all civil rights requirements.
(See Form HUD-50075-CSR.)

E. Resident Advisory Board (RAB)

The PHA solicited participation for RAB review.

No significant comments were received, and no changes were made to the Plan.

F. Certification of Compliance

The PHA certifies compliance with all regulatory requirements.
(See Form HUD-50077-STH.)

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HUD-50077-STH — CERTIFICATIONS OF COMPLIANCE

Housing Authority of Sunnyside (WA035)

Fiscal Year: 2026

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The Housing Authority of Sunnyside certifies that:

- The PHA Plan is consistent with the Consolidated Plan of the State of Washington.
- The PHA complies with all applicable federal laws including:
 - Title VI of the Civil Rights Act
 - Fair Housing Act
 - Section 504
 - ADA
 - Section 3
 - Lead-Safe Housing Rule
 - 24 CFR Part 903
 - Procurement standards
 - Conflict-of-interest rules

Executive Director: _____

Date: _____

Board Chairperson: _____

Date: _____

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HUD-50075-CSR — Civil Rights Certification

Housing Authority of Sunnyside (WA035)

FY 2026

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The PHA certifies that it will:

- Affirmatively further fair housing
- Provide meaningful access to LEP applicants/tenants
- Provide Section 504/ADA accommodations
- Maintain nondiscrimination in all housing programs

Executive Director: _____

Date: _____

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HUD-50071 — Certification of Payments to Influence Federal Transactions

Housing Authority of Sunnyside (WA035)

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The PHA certifies that **no federal appropriated funds** have been paid or will be paid for lobbying activities.

If non-federal funds are used for lobbying, the PHA will submit Standard Form LLL.

Executive Director Signature: _____

Date: _____

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SF-LLL — Disclosure of Lobbying Activities

Housing Authority of Sunnyside (WA035)

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No lobbying activities have been conducted.

(No further information required.)

Signature: _____

Date: _____

Status: Submitted

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

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 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 fiscal year beginning 01/2026, 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:

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-2000—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. 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 are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies 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.

Housing Authority of Sunnyside, Washington

WA035

PHA Name

PHA Number/HA Code

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 Elizabeth Alba		Name of Board Chairman: Melba Fujiura	
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.

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: *WA035 form HUD-50077-CR (Form ID - 5174) printed by Elizabeth Alba in HUD Secure Systems/Public Housing Portal at 12/31/2025 03:48PM EST*