



SUMMARY REPORT

Agenda Date: 4/5/2022

To: County of Sonoma Board of Supervisors and Board of Commissioners of the Community Development Commission

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number: Martha Cheever, (707) 565-7521

Vote Requirement: Majority

Supervisorial District(s): Countywide

Title:

Housing Authority Annual Plan

Recommended Action:

- A) Adopt a resolution approving the Sonoma County Public Housing Authority 2022-2023 Annual Plan and authorizing submission to the U. S. Department of Housing and Urban Development (HUD); and
- B) Authorize the Executive Director, or designee, to execute associated documents and submit to the US Department of Housing and Urban Development.

Executive Summary:

The Sonoma County Housing Authority (SCHA) administers the Housing Choice Voucher Program (“Voucher Program”) under contract with the US Department of Housing and Urban Development (HUD). This program enables very low-income households to rent from private landlords at fair market rental rates and also provides rental assistance in the form of project-based vouchers, tying assistance to specific units. The Voucher Program is the single biggest program operated by the Community Development Commission. Vouchers provide the best avenue to housing stability for low-income households.

Required elements of Voucher Program administration include a 5-Year Public Housing Agency (PHA) Plan and an Annual PHA Plan. Each of these documents must be approved by the Housing Authority’s Board of Commissioners. The PHA 5-Year Plan approved by the Board in 2020 lays out the Housing Authority’s goals and strategies for serving the needs of low-income and very low-income families for a 5-year period (July 1, 2020, through June 30, 2025). The FY 2022-2023 PHA Annual Plan provides a status update on the Housing Authority’s progress in meeting the goals outlined in the 5-Year Plan.

At this time, the Housing Authority is requesting approval of the FY 2022-2023 PHA Annual Plan and directing submission to HUD. Because HUD does not recognize “Interim” appointments, all documents associated with this Board item and accompanying resolution use the title “Executive Director” when referring to the Interim Executive Director.

Discussion:

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 encompassed by the 5-Year Plan. The PHA 5-Year Plan was approved by this Board in 2020. The document lays out the Housing Authority’s goals and strategies for serving the needs of low-income and very

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low-income families for the 5 years between July 1, 2020, and June 30, 2025. The PHA Annual Plan provides an annual status update on the Housing Authority's progress in meeting the goals outlined in the current 5-Year Plan. Combined, these PHA Plans provide HUD, program participants, and other interested parties information related to the Housing Authority's accomplishments, progress, and strategies for serving the needs of low-income and very low-income families.

The 2022-2023 Annual Plan provides an update on the progress the Housing Authority has made in accomplishing the goals established in the 2020 5-Year Plan. Key accomplishments achieved by the Housing Authority in FY 2021-2022 include the following:

- Receipt of 153 new Emergency Voucher Program vouchers to serve households experiencing homelessness or at risk of homelessness
- The Housing Authority entered into Housing Assistance Payment Agreements for 16 new project-based voucher units in Petaluma (5) and Sonoma (9)
- 200 project-based vouchers were awarded to developments in Sonoma County; 184 of the vouchers will be used for permanent supportive housing units serving chronically homeless households, and 16 were awarded to existing developments in order to preserve existing affordable units
- Continued recognition by HUD as a High Performing Housing Authority

The Housing Authority's Administrative Plan (Local Policies) is a required attachment to the Annual Plan. These Local Policies differ from the Annual Plan in that they are the guidelines for program implementation and operation at a local level. The Housing Authority is not proposing changes to the Administrative Plan at this time.

A public hearing on the FY 2022-2023 PHA Annual Plan was held on March 16, 2022, at the Community Development [Committee Meeting <https://sonomacounty.ca.gov/Community-Advisory-Council/Calendar/Community-Development-Committee-Meeting-2022-03-16/>](https://sonomacounty.ca.gov/Community-Advisory-Council/Calendar/Community-Development-Committee-Meeting-2022-03-16/). No public comments were received during the public hearing. The item was recommended to the Commission for approval by the Committee on that date.

As required by HUD, the proposed FY 2022-2023 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.

Strategic Plan:

N/A

Prior Board Actions:

04/07/2020: Approval of the Housing Authority's 5-Year Plan

04/07/2021: Approval of the Housing Authority's Annual Plan

FISCAL SUMMARY

Expenditures	FY 21-22 Adopted	FY 22-23 Projected	FY 23-24 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	0	0	0

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Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	0	0	0

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts associated with this item.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment 1 - Resolution approving the Sonoma County Public Housing Authority Annual Plan

Attachment 2 - Sonoma County Housing Authority Annual Plan for 2021-2022

Attachment 3 - Sonoma County Housing Authority 5-Year Plan for 2020-2025

Related Items "On File" with the Clerk of the Board:

N/A