



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 3/24/2026

To: Board of Commissioners

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number: Michelle Whitman, 565-7504; Martha Cheever, 565-7521

Vote Requirement: Majority

Supervisorial District(s): All

Title:

Sonoma County Housing Authority Annual Plan for Fiscal Year 2025-2026

Recommended Action:

- A) Adopt a Resolution of the Sonoma County Housing Authority approving the Sonoma County Public Housing Authority FY 2025-26 Annual Plan;
- B) Authorize the Chair to sign Housing and Urban Development Departmental form, the Public Housing Agency (PHA) Certifications of Compliance with PHA Plan, Civil Rights and Related Laws and Regulations including PHA Plan Elements that Have Changed;
- C) Authorize the Executive Director of the Community Development Commission, or their designees, to sign associated documents and submit to the U.S. Department of Housing and Urban Development.

Executive Summary:

The Sonoma County Housing Authority (Housing Authority) administers the Housing Choice Voucher Program (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 provides rental assistance in the form of project-based vouchers, tying assistance to specific units. Vouchers provide the best avenue to housing stability for low-income households.

Required elements of Program administration include a Five-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 Five-Year Plan approved by the Board in 2025 lays out the Housing Authority's goals and strategies for serving the needs of low-income and very low-income families for the five-year period spanning July 1, 2025 - June 30, 2030. The FY 2025-26 PHA Annual Plan provides a status update on the Housing Authority's progress in meeting the goals outlined in the Five-Year Plan.

Each year, the Annual Plan includes HUD forms requiring 1.) Certification that it is consistent with local Consolidated Plans and 2.) Certifications of Compliance with the Annual Plan, Civil Rights and Related Laws and Regulations. These forms remain unchanged from those that have been signed by the Board Chair and the Executive Director in the past.

Staff are requesting approval of the FY 2025-26 PHA Annual Plan and authority for the Board Chair and the CDC Executive Director or their designee to execute and submit to HUD.

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 Five-Year Plan and an Annual Plan for each fiscal year covered by the Five Year Plan. The PHA Five-Year Plan was approved by this Board in 2025 and is included as an attachment to this item. The PHA Five-Year Plan lays out the Housing Authority's goals and strategies for serving the needs of low-income and very low-income families for the five years between July 1, 2025 - June 30, 2030.

FY 2025-26 Annual Plan

The Public Housing Authority (PHA) Annual Plan provides an annual status update on the Housing Authority's progress in meeting the goals outlined in the Five-Year Plan. Combined, these PHA Plans provide HUD, program participants, and other interested parties information related the Housing Authority's accomplishments, progress, and strategies for serving the needs of low-income and very low-income families. The goals laid out in the Five-Year Plan are 1) Increase housing choices for assisted tenants; 2) Expand the supply of assisted housing; 3) Promote self-sufficiency among Housing Authority assisted tenants; 4) Expand rental assistance to assist in housing the unhoused in Sonoma County; 5) Maintain a High Performer Section Eight Management Assessment Program Score.

The FY 2025-26 Annual Plan provides an update on the progress the Housing Authority made in accomplishing the goals established in 2025. Key accomplishments achieved by the Housing Authority in FY 2025-26 include the following:

- Receipt of 18 new Foster Youth Initiative Vouchers to serve foster youth who are aging out of the foster care system and are at risk of homelessness. These vouchers were deployed upon receipt and are no longer available for issuance.
- Receipt of 10 new Veterans Affairs Supportive Housing vouchers to homeless veterans. These vouchers were deployed upon receipt and are no longer available for issuance.
- 41 new project-based, permanent supportive housing units came into service in Sebastopol (29) and Petaluma (12).
- 100% score on the Section Eight Management Assessment Program and continued recognition as a High Performing Housing Authority.
- 6 households graduated from the Family Self Sufficiency program.
- 23 assisted households have completed the Housing Authority Homeownership Program pre-qualification process.
- 2 assisted households achieved homeownership through the Housing Authority Homeownership Program.
- 3 assisted households are in the final stages of purchasing their first home through the Housing Authority Homeownership Program.

As required by HUD, the proposed FY 2025-26 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.

A public hearing on this item was held before the Community Development Committee on March 18, 2026. Public comment received is included as an attachment to this item.

Strategic Plan:

This item directly supports the County’s Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Healthy and Safe Communities

Goal: Goal 4: Reduce the County’s overall homeless population by 10% each year by enhancing services through improved coordination and collaboration.

Objective: Objective 3: Create incentives for developers to promote affordable housing development in the County.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

03/25/2025 - Approval of the Sonoma County Housing Authority Five Year Plan for Fiscal Years 2025-2030

FISCAL SUMMARY

| Expenditures | FY25-26 Adopted | FY26-27 Projected | FY27-28 Projected |
|------------------------------------|----------------------------|------------------------------|------------------------------|
| Budgeted Expenses | | | |
| Additional Appropriation Requested | | | |
| Total Expenditures | | | |
| Funding Sources | | | |
| General Fund/WA GF | | | |
| State/Federal | | | |
| Fees/Other | | | |
| Use of Fund Balance | | | |
| General Fund Contingencies | | | |
| Total Sources | | | |

Narrative Explanation of Fiscal Impacts:

This item is administrative in nature and has no fiscal impacts.

| Staffing Impacts: | | | |
|--|--|-------------------------------|-------------------------------|
| Position Title (Payroll Classification) | Monthly Salary Range (A-I Step) | Additions (Number) | Deletions (Number) |
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Agenda Date: 3/24/2026

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1. Sonoma County Housing Authority Annual Plan Fiscal Year 2025-26
2. Sonoma County Housing Authority Five Year Plan for Fiscal Years 2025-2030
3. Resolution approving the Sonoma County Public Housing Authority Fiscal Year 2025-26 Annual Plan
4. Public comment

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

N/A