



## Legislation Details (With Text)

**File #:** 2020-1361  
**Type:** Consent Calendar Item **Status:** Agenda Ready  
**File created:** 12/31/2020 **In control:** Community Development Commission  
**On agenda:** 4/6/2021 **Final action:**  
**Title:** Housing Authority Annual Plan  
**Sponsors:** Community Development Commission  
**Indexes:**

**Attachments:** 1. Summary Report, 2. Attachment 1 - Resolution, 3. Attachment 2 - Sonoma County Housing Authority Annual Plan, 4. Attachment 3 - Sonoma County Housing Authority Administrative Plan

Date	Ver.	Action By	Action	Result
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**To:** Board of Supervisors of Sonoma County and Board of Commissioners of the Community Development Commission

**Department or Agency Name(s):** Community Development Commission

**Staff Name and Phone Number:** Martha Cheever, 565-7521

**Vote Requirement:** Majority

**Supervisory District(s):** Countywide

**Title:**

Housing Authority Annual Plan

**Recommended Action:**

- Approve and adopt a resolution of the Sonoma County Housing Authority approving the Sonoma County Public Housing Authority (PHA) Annual Plan.
- Authorize the Executive Director of the Sonoma County Community Development Commission, or designee, to execute the PHA Certifications of Compliance with PHA Plans and Related Regulations (form HUD 50077), the Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (form HUD-50077-SL), Civil Rights Certification (form HUD-50077-CR), and any other associated documents which may be needed and submit to the U.S. 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 U.S. Department of Housing and Urban Development (HUD). This program enables very low-income households to rent from private property owners at fair market rental rates and 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 program administration include a Five Year Public Housing Agency (PHA) Plan, and an Annual PHA Plan. The Housing Authority's Board of Commissioners must approve each of these documents. The PHA Five Year Plan approved by the Board April 7, 2020 lays out the Housing Authority's goals and

strategies for serving the needs of low-income and very low-income families for the upcoming five-year period (July 1, 2020 to June 30, 2025). The FY 2021-2022 PHA Annual Plan provides a status update on the Housing Authority's progress in meeting the goals outlined in the Five Year Plan.

At this time, the Housing Authority is requesting approval of the FY 2021-2022 PHA Annual Plan and directing submission to the Department of Housing and Urban Development (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. The PHA Five Year Plan was approved by this Board in 2020. 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, 2020 - 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 previous Five Year Plan. These collective 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 2021-2022 Annual Plan provides an update on the progress the Housing Authority made in accomplishing the goals established for 2020. Key accomplishments achieved by the Housing Authority thus far in FY 2020-2021.

- Award of 170 new rental assistance vouchers - 111 new Mainstream Vouchers, and 59 Family Unification Program Vouchers.
- 100 project based vouchers were awarded to developments throughout Sonoma County; 18 of the vouchers awarded were awarded to existing developments in order renovate and preserve existing affordable units.
- 2 graduates of the Family Self Sufficiency program, 1 of whom is no longer in need of rental assistance.
- Continued recognition by HUD as a High Performing Housing Authority.

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

A public hearing on the FY 2021-2022 PHA Annual Plan was held on March 17, 2021 at the Community Development Committee. The Committee unanimously recommended the item to your Commission for approval on that date.

As required by HUD, the proposed FY 2021-2022 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.

**Prior Board Actions:**

On April 7, 2020 the Board A) approved a resolution of the Sonoma County Housing Authority approving the Sonoma County Public Housing Authority Annual Plan and the Sonoma County Five Year Plan; B) authorized

the Executive Director, or her designee, to execute associated documents and submit to the U.S. Department of Housing and Urban Development; and C) approved modifications to the Sonoma County Housing Authority Administrative Plan.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 20-21 Adopted</b>	<b>FY 21-22 Projected</b>	<b>FY 22-23 Projected</b>
Budgeted Expenses			
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Narrative Explanation of Fiscal Impacts:**

There are no fiscal impacts associated with this item.

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

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

Attachment 1 - Resolution

Attachment 2 - Sonoma County Housing Authority Annual Plan

Attachment 3 - Sonoma County Housing Authority Administrative Plan

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

None