



**Sonoma County Community Development Commission
Sonoma County Housing Authority**

1440 Guerneville Road, Santa Rosa, CA 95403-4107

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Commission*

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MEMORANDUM

Date: July 20, 2022

To: Community Development Committee

From: Martha Cheever, Housing Authority Manager

Subject: Housing Authority Update

The Sonoma County Housing Authority (Housing Authority) administers several rental assistance programs funded through the US Department of Housing and Urban Development (HUD). Vouchers are the federal government's primary method for helping low-income families, the elderly, and the disabled rent housing from private property owners. Active programs include Housing Choice Vouchers, Mainstream Vouchers, Emergency Housing Vouchers, Veteran's Affairs Supportive Housing vouchers and two Tenant-Based Rental Assistance programs funded through Continuum of Care grants. In total, we provide rental assistance to approximately 3,000 low income households each month.

Rental assistance funding is provided on an annual basis and the annual budget is based upon the total unit months leased the preceding year. For 2021, our Housing Choice Voucher Program had Housing Choice Vouchers to pay for 34,728 unit months (2,894 vouchers x 12 months). As of December 31, 2021, we had paid rental assistance for 32,429 unit months, 93.4% of what was available. Because of the reduced leasing, HUD provided us with only 93.4% of our potential funding for 2022.

During years when we underspend rental assistance dollars, HUD holds those funds in reserves. Each year, HUD reviews Housing Authority reserves and determines whether or not they will recapture those funds. If we do not rapidly increase our leasing, we have approximately \$3.3M subject to recapture.

Staff are currently working hard to turn our leasing numbers around. By the end of 2022, there are 155 newly constructed Project-Based Voucher units expected to be in service. Additionally, staff are utilizing the Project-Based Voucher Program for existing units to increase lease-up on a shortened time-line. With these new units on the program, we expect to begin 2023 in a very strong position. Projections anticipate full funding for calendar year 2024.

