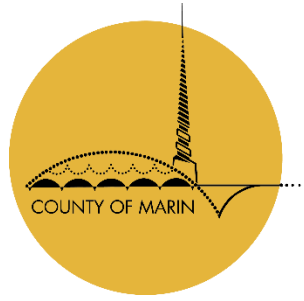




MARIN HOUSING AUTHORITY

AGENDA DATE: July 14, 2026
TO: Marin Housing Authority
FROM: Christelle Serre-Banke, Marin Housing Authority
REVIEWED BY: Tonia Lediju, Marin Housing Authority
SUBJECT: Public Hearing and Approval of the 2027 HUD Annual Plan Update

RECOMMENDATION: Conduct the required public hearing and approve the Marin Housing Authority 2027 HUD Annual Plan Update, including HUD Form 50075-ST, the Deconcentration Policy, and associated supporting documents.

SUMMARY: In accordance with U.S. Department of Housing and Urban Development (HUD) regulations, Marin Housing Authority (MHA) must prepare, adopt, and submit an Annual Plan Update describing the Agency's policies, programs, operations, and progress toward achieving the goals established in its HUD Five-Year Plan.

The proposed 2027 Annual Plan Update reflects progress achieved during the first year of the 2026–2030 Five-Year Plan. During the reporting period, the Agency completed 40 of 45 strategic objectives, advanced four additional objectives, and identified one objective requiring continued implementation. These results demonstrate continued progress toward preserving affordable housing, maintaining financial stewardship, supporting resident stability and upward mobility, fostering organizational excellence, and strengthening community partnerships.

Consistent with HUD requirements, leadership coordinated a 45-day public review and comment period, engaged the Resident Advisory Board (RAB), received public comments, and prepared written responses to the RAB's recommendations. Following the required public hearing, Board approval will authorize submission of the Annual Plan Update to HUD.

DISCUSSION / BACKGROUND: HUD requires each public housing authority to prepare and adopt an Annual Plan Update that reports organizational progress, identifies strategic priorities, and provides opportunities for resident and public participation.

The 2027 Annual Plan Update is organized around the Agency's five strategic goals established in the 2026–2030 Five-Year Plan:

- Preserve and create quality affordable housing opportunities.
- Maintain the Agency's strong financial position.
- Encourage client stability and upward mobility.
- Foster a culture of excellence and innovation.
- Strengthen relationships with the County, Board of Commissioners, local jurisdictions, and community partners.

The Annual Plan documents progress achieved during the first year of implementation, identifies objectives requiring continued attention, establishes priorities for the coming year, and summarizes the public participation process required by HUD.

POLICY FRAMEWORK: Approval of the Annual Plan Update fulfills HUD regulatory requirements and advances implementation of the Marin Housing Authority Five-Year Plan, Strategic Plan, and Annual Plan.

Approval also enables the Board to fulfill its governance responsibilities by reviewing organizational performance, confirming strategic direction, establishing policy, and ensuring continued alignment between Agency priorities, community housing needs, and federal housing requirements.

EQUITY IMPACT SUMMARY: The Annual Plan advances the Agency's commitment to expanding equitable access to affordable housing, preserving public housing assets, strengthening housing stability, and increasing opportunities for economic mobility. The strategies contained in the Annual Plan produce measurable benefits for low-income households, seniors, veterans, persons with disabilities, families with children, and residents participating in affordable housing and self-sufficiency programs throughout Marin County.

COMMUNICATIONS & COMMUNITY ENGAGEMENT: Leadership coordinated a comprehensive public participation process consistent with HUD requirements, including:

- A 45-day public review and comment period;
- Publication of legal notices in the Marin Independent Journal;
- Posting the proposed Annual Plan on the MHA website;
- Resident Advisory Board meetings;
- Collection of public comments; and
- Preparation of written responses to Resident Advisory Board recommendations.

These activities provided meaningful opportunities for residents and community stakeholders to participate in development of the Annual Plan before Board

consideration.

PERFORMANCE MEASURES: Performance measures for the Annual Plan are based on implementation of the Agency's 2026–2030 Five-Year Plan.

Key performance measures include:

- Progress toward Five-Year Plan objectives;
- Preservation and expansion of affordable housing opportunities;
- Financial stewardship and organizational sustainability;
- Resident housing stability and upward mobility;
- Organizational excellence and innovation; and
- Partnerships with residents, the County, local jurisdictions, and community organizations.

During the first year of the Five-Year Plan, the Agency completed 40 of 45 strategic objectives, advanced four objectives that remain in progress, and identified one objective requiring continued implementation.

These measures provide the Board with an objective basis for governing implementation of the Five-Year Plan, monitoring organizational performance, and providing strategic oversight.

CONTRACT RENEWALS / PERFORMANCE OUTCOMES:

CONTRACT RISKS:

CEQA ANALYSIS: Approval of the 2027 HUD Annual Plan Update is not a project under the California Environmental Quality Act (CEQA). Therefore, no environmental review is required.

FISCAL, FACILITY & STAFFING ANALYSIS: Approval of the Annual Plan Update has no direct fiscal, facility, or staffing impacts beyond existing budgeted resources.

ALTERNATIVES: The Board may:

1. Approve the recommendation as presented.
2. Continue the public hearing and direct leadership to return with revisions or additional information.

ESTIMATED TIME (in minutes): 20

ATTACHMENTS:

1. HUD Form 50075-ST
2. 2027 HUD Annual Plan Update
3. Deconcentration Policy
4. Resident Advisory Board Comments and MHA Response
5. 2027 HUD Annual Plan Presentation

