



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1315

Agenda Date: 3/25/2026

Agenda #: 17.

DATE: 03/25/2025

TO: Honorable Mayor and City Councilmembers

FROM: Housing and Neighborhood Services Department

TITLE: **2026-27 PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN**

RECOMMENDATION

Staff recommends that the Oceanside Community Development Commission (CDC) adopt a resolution approving the 2026-27 Public Housing Agency (PHA) Annual Plan and authorize the CDC Chair to submit the Plan to the U.S. Department of Housing and Urban Development (HUD), incorporating all revisions resulting from the public comment period; and authorize the CDC Chairman, or their designee, to execute all necessary documents for final submission.

BACKGROUND AND ANALYSIS

The Oceanside Community Development Commission administers the Housing Choice Voucher Program (HCV), commonly known as Section 8 rental assistance. The HCV program provides federal rental assistance benefits to approximately 1,380 low-income Oceanside households. For Calendar Year (CY) 2026, the total federal appropriation for the HCV program is estimated at \$29.7 million.

As a designated Public Housing Authority (PHA), the CDC must submit an Annual Plan to HUD to remain eligible for federal HCV funding. This document, alongside the FY 2025-29 Five-Year Plan, previously adopted on April 10, 2025, serves as the strategic framework for addressing local housing needs and agency policies.

The Annual Plan must be submitted to HUD at least 75 days before the start of the new fiscal year on July 1st. To meet this regulatory deadline, the CDC is scheduled to submit the final plan by April 17, 2026.

The FY 2026-27 Annual Plan serves as a progress report detailing the agency's advancements towards the goals outlines in the current Five-Year Plan. Progress on goals (Annual Plan B.3) include the following:

GOAL	PROGRESS AND NEW ACTIVITIES
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Expand the supply of housing participating in Project Based Vouchers	OHA executed or initiated an Agreement to Enter into Housing Assistance Payments (AHAP) contracts for 124 PBV units across three new construction projects (El Camino, Coast Villas, and Olive Park). In alignment with local and federal priorities, 26 of these units (21%) are restricted to households eligible for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program.
Improve Voucher Management	OHA achieved a High Performer rating of 96% in the Section 8 Management Assessment Program (SEMAP) for Fiscal Year 2025-26, marking its third consecutive year at this designation.
Promote self-sufficiency of assisted households	OHA successfully secured \$145,406 in renewal funding for the Family Self-Sufficiency (FSS) Program. These funds ensure the continued delivery of essential case management and financial coordination for participating HCV households, empowering families to increase their earned income and reduce dependency on public assistance.

Waiting List Status

The HCV Program maintains an open waiting list and continues to accept new applications each day from households seeking rental assistance. There are currently 4,869 households on the HCV waiting list. Families who live or work in Oceanside receive a preference for assistance. Of those households on the waiting list, 2,531 families (52%) claim the live/work Oceanside preference. OHA has not pulled from the waitlist since December 2023 because of budget constraints and the PBV commitments. Due to insufficient federal funding and the absence of additional funding allocations, OHA is unable to provide an estimated waiting period since it does not anticipate selecting new families in the near future for the HCV Program. Staff anticipates bringing forward proposed revisions to its Administrative Plan for the program along with authorization to submit a request to HUD for closure of the waiting list in the near future.

Public Review and Comment

Federal regulations require that a Resident Advisory Board (RAB) participate in the planning process and assist and make recommendations regarding the PHA Plan. The 2026-27 PHA Annual Plan was reviewed with no comments by the RAB at its meeting on January 28, 2026.

In accordance with HUD regulations, the 2026-27 PHA Annual Plan was made available for a 45-day public review and comment period beginning Monday, February 9, 2026. Copies are accessible at the Housing and Neighborhood Services Department office and via the City of Oceanside website. At this time, no testimony has been received. A Public Hearing before the CDC is now being conducted following the conclusion of this comment period. A notice of the public hearing and availability of the Annual Plan for review and comment was published in the *San Diego Union-Tribune*. The CDC is required to consider all written and oral testimony received during this process prior to plan adoption.

FISCAL IMPACT

Funding for the Section 8 HCV Program is appropriated by HUD on a calendar year (CY) basis. For CY 2026, funding is estimated to be \$29.7 million for Housing Assistance payments to landlords and administrative fees which will be deposited to Hsng Sct 8 Vouchers- CDC accounts

923475200283.4392.0005 and 923475200283.4392.0003 and incorporated into the proposed FY 2026-27 budget. Any FY 2026-27 adjustments needed are completed during the fiscal year.

COMMISSION OR COMMITTEE REPORT

At its February 24, 2026 meeting, the Housing Commission recommended that the CDC adopt a resolution approving submission of the 2026-27 Annual Plan to HUD with the inclusion of changes made to the PHA Plan as a result of public comments; and authorize the CDC Chair, or designee, to execute any and all related documents for submittal. On October 28, 2025, the Housing Commission received a presentation from staff related to Regional Public Housing Authorities: Navigating Challenges, Funding, and Future Trends which provided a financial outlook of the HCV program and the current status of the waitlist.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Raymond Rull, Housing Program Manager
Reviewed by: Leilani Hines, Housing & Neighborhood Services Director
Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Resolution
3. PHA 2026-27 Annual Plan