



Cities & Towns Advisory Committee
 Sonoma County Community Development Commission

Public Meeting

Wednesday, July 15, 2020

10:00am-11:30am

This meeting will be held virtually to comply with the Governor's Executive Order N-29-20. Please see page 2 for instructions on making public comment

MEMBERS MAY NOT ATTEND THIS MEETING IN PERSON

WebEx: <https://bit.ly/cdc0715>

Phone Access: [+1-408-418-9388](tel:+14084189388) Access Code: 146 175 2633

Agenda

1. Call to Order and Roll Call

2. Public Comments for Items Not on the Agenda

3. Approval of Minutes from May 20 and June 3 Meetings (page 3, page 6)

The Committee will discuss and may take action to approve the minutes from May 20, 2020 and June 3, 2020 Meetings or may recommend changes to these minutes.

4. Discussion: Uses for CDBG-CV and ESG-CV Funding (page 9)

Through the CARES Act, HUD has allocated \$1,109,159 in CDBG-CV, \$564,000 in ESG-CV and an additional \$6,598,916 in ESG-CV to Sonoma County for use to prepare for, prevent, and respond to coronavirus.

5. Discussion: PLHA Program Guidelines (page 11)

The Permanent Local Housing Allocation (PLHA) program is State funding allocated to local governments to be used for housing-related projects and programs that assist in addressing the unmet housing needs of the community. Sonoma County has been allocated \$899,393 in formula funds, and an estimated \$5,396,358 over the next five years. Staff will go over proposed local guidelines for use of these funds and take comments from the public.

6. Adjournment

Next Regular Meeting

September 16, 2020

10:00 am



Cities & Towns Advisory Committee
 Sonoma County Community Development Commission

PUBLIC COMMENT PRIOR TO THE COMMITTEE MEETING: Public Comment may be submitted via email to Holly.Kelley@sonoma-county.org

PUBLIC COMMENT DURING THE MEETING: PUBLIC COMMENT USING WEBEX: Members of the public who join the Webex meeting, either through their web browser online or by calling in, will be able to provide live public comment at specific points throughout the meeting. One may also email public comment to holly.kelley@sonoma-county.org throughout the meeting. All emailed public comments will be read into the record.

Any writings or documents presented to a majority of the Cities & Towns Advisory Committee regarding any item on this agenda may be made available for public inspection in the Sonoma County Community Development Commission office located at 1440 Guerneville Road, Santa Rosa, CA 95403 during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Administrative Services Officer at (707) 565-7520, as soon as possible to ensure arrangements for accommodation.

Language Services are available upon request if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services: Contact (707) 565-7520

Servicios de idiomas se pueden consultar previa solicitud si se solicita por lo menos 48 horas antes de la reunión. Para más información o para solicitar servicios, de traducción llame al (707) 565-7520.



Cities & Towns Advisory Committee
Sonoma County Community Development Commission

Public Meeting
Wednesday, May 20, 2020
10:00am-11:30am

Minutes

1. Call to Order and Roll Call

Stephen Sotomayor called the meeting to order at 10:05AM and roll was called:

Committee Members Present: Kevin Thompson, City of Cloverdale; Craig Scott, City of Cotati; Stephen Sotomayor, City of Healdsburg; Jenna Garcia, City of Rohnert Park; Kari Svanstrom, City of Sebastopol

Committee Members Absent: City of Sonoma, Town of Windsor

CDC Staff Present: Barbie Robinson, Executive Director; Tina Rivera, Assistant Director; Martha Cheever, Housing Authority Manager; Kirsten Larsen, Community Development Manager; Felicity Gasser, Equity and Compliance Manager; Alegria de la Cruz, County Counsel; Holly Kelley, Equity and Compliance Program Specialist; Shelley Ticehurst, Administrative Aide

2. Public Comments for Items Not on the Agenda

No comments were made

3. Approval of Minutes from April 15, 2020 Meeting

Jenna Garcia for City of Rohnert Park motioned to accept, Craig Scott for City of Cotati seconded.

Ayes: City of Healdsburg, City of Rohnert Park, City of Cloverdale, City of Cotati, City of Sebastopol

Noes: None

Abstain: None

Absent: City of Sonoma, Town of Windsor

4. Public Hearing: Five Year Consolidated Plan and 1-Year Action Plan

Please see accompanying PowerPoint presentation for more detail on this item.

Holly Kelley, Equity and Compliance Program Specialist, presented on the Commission’s Five-Year Consolidated Plan and 1-Year Action Plan for formula grant funds received from HUD for the Urban County. The Consolidated Plan is “an important glimpse into the current housing situation faced by Sonoma County’s poorest families” (Will Carruthers, *North Bay Bohemian*, May 1, 2020) The Consolidated Plan will adjust to real world events and circumstances as needed, such as the impacts that will come from dealing with the COVID-19 pandemic. The One Year Action Plan is voted on each year and sets the goals for the coming year to ensure we can



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meet the five-year goals in the Consolidated Plan. Sonoma County’s Consolidated and One Year Plan goals are:

1. Affordable Housing, increase and preserve housing stock
2. Homelessness prevention and intervention
3. Non-Housing Community Development

City of Cloverdale: How did we come up with the \$714,000 for the housing funding and \$913,000 for the non-housing funding and \$0 for the homeless numbers?

Holly Kelley: Those numbers are a compilation of all the projects that have been recommended for approval by the committees. For CDBG there is 15% for fair housing and some available for homelessness services; however, most homeless funding comes from ESG.

City of Cloverdale: When does the funding policy come up for discussion?

Holly Kelley -- In the fall, around September

City of Rohnert Park: What does the Consolidated Plan mean in dealing with the crisis we are dealing with today? Are we limiting ourselves from any special CDBG funds or not allowing funds where there are most needed, especially in regards to economic development?

Holly Kelley: We will be discussing this later, but to give a brief summary, HUD issued a waiver that allows us to amend the Action Plan for last year (2019) to incorporate the funding that coming in from the CARES Act and CDBG and in the next year we will re-evaluate the Consolidated Plan’s needs, priorities and goals to respond to the COVID-19 crisis and special funds. HUD has issued a waiver so that we can use current CDBG funds for COVID-19 response now. Future allocations will require an amendment of the plan before us (2020).

Felicity Gasser – There is some flexibility incorporated in the wording of the Consolidated Plan as it states the goals rather than specific projects.

Public comment

No public comments.

City of Cloverdale, Kevin Thompson, made the motion to recommend approval for the 2020 Consolidated Plan and One Year Action Plan. City of Cotati, Craig Scott, seconded.

Ayes: City of Healdsburg, City of Rohnert Park, City of Cloverdale, City of Cotati, City of Sebastopol

Noes: None

Abstain: None

Absent: City of Sonoma, Town of Windsor

5. Discussion: Proposed funding plan for CARES Act funding

Interim Director Barbie Robinson and County Counsel Alegria de la Cruz presented on this item.



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CARES Act funding falls under the CD Committee’s responsibilities, but is emergency money and must be deployed quickly and may not always be possible to have meetings to respond in a timely matter. Ms. De La Cruz noted that some emergency meetings with the CD Committee and CTAC may be required to determine allocation of some of the funding that comes in from the CARES Act. The funding comes from more than just CDBG, so there may be some funding decisions that the consolidated committees will not need to weigh in on.

City of Cloverdale: Will cities have to have projects or programs that will be evaluated to receive the money?

Director Robinson: There will be different buckets of money. For example, we just heard that there is a CARES Act allocation coming to the County and to cities that meet certain population thresholds; however, there has been no guidance on how the money needs to be deployed and allocated and what the requirements will be. That is a broader discussion that the County Administrator’s office is conducting. For the CDBG dollars we want to be intentional in responding to the COVID-19 pandemic to align with the goals of the CARES Act funding.

City of Rohnert Park: How much money is specifically coming to the Sonoma County area?

Director Robinson referred her to the slide with the amount of \$1,109,159 from CDBG and \$564,000 from ESG.

Jenna Garcia: Allocation of funding, HUD guidance that we should follow the normal JPA process. Our latest allocation utilizes a percentage based on how many low income households are in each area. Will we be allocating these funds in the same way?

Director Robinson – This is a conversation we need to have going forward. The Board of Supervisors has given direction regarding the broader strategy and effort with respect to the disbursement of these dollars. The Board would like to leverage these dollars to create permanent solutions and not just temporary help response to the COVID-19 pandemic. Funds should consider how we come up with more systemic, structural and permanent solutions regarding housing affordability and housing insecurity. How can we do that in a collective way?

City of Rohnert Park: stated her interest in permanent solutions and suggested that economic development also be part of those discussions as it is a large contributing factor.

Director Robinson responded that these conversations are starting to happen between jurisdictions and will continue.

6. Adjournment

Stephen Sotomayor, City of Healdsburg, adjourned the meeting at 11:08AM.

Respectfully Submitted,
 Shelley Ticehurst, Administrative Aide



Cities & Towns Advisory Committee
Sonoma County Community Development Commission

Special Meeting
Wednesday, June 3, 2020
10:00am-11:30am

Minutes

1. Call to Order and Roll Call

Stephen Sotomayor, City of Healdsburg, called the meeting to order at 10:10 AM and roll was called.

Committee Members Present: Kevin Thompson, City of Cloverdale; Craig Scott, City of Cotati; Stephen Sotomayor, City of Healdsburg; Jenna Garcia, City of Rohnert Park; David Storer, City of Sonoma; Kristina Owens, Town of Windsor.

Committee Members Absent: City of Sebastopol

CDC Staff Present: Barbie Robinson, Interim Executive Director; Tina Rivera, Assistant Manager; Felicity Gasser, Equity and Compliance Manager; Martha Cheever, Housing Authority Manager; Kirsten Larsen, Environmental Compliance Manager; Darrin O’Hara, Administrative Aide.

Guests

Paul Sevy, Bridge Housing; Michelle Whitman, Renewal Enterprise District; Jim W.; Kristaf; Colleen Halbohm; Jessica Jones, Town of Windsor; Martin Leung; Mary Stompe, PEP Housing; Gant Bowman; D. Rogers; Jim Nameny; Craig Meltzner; Colin Birkenstock; R. Wallach; Belen Grady; Dominic Roybal; A. Chorley; Vasko; Mikhaela Alcasabas; J. Moline; Gus Wolter; Truth; Kay Trieseberg

2. Public Comments for Items Not on the Agenda

Community Development Committee Member Linda Garcia asked that agenda items be provided with packet materials on time, and that items being added to the agenda go through the chair to avoid surprises.

3. Public Hearing: Amendment to the 2019-2020 Action Plan and Citizen Participation Plan

Felicity Gasser, Equity and Compliance Manager, presented on the Substantial Amendment and revisions to the Citizen Participation Plan. The resolution has a broad range of program types, and the Commission has not yet defined how the dollars will be spent. The amendment will enable the Commission to receive approval from HUD to receive the dollars, and how the dollars will be spent will be determined after. Changes to the Citizen Participation Plan are those granted by HUD and the State through waivers to accommodate the changes to citizen participation during shelter-in-place (e.g. allowing for teleconferencing instead of in-person meetings, shortening the required noticing period for amendments to plans as new funding streams arise



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in short notice).

Committee members asked whether the money is intended for non-entitlement cities or if entitlement cities getting their own allocation. Who is responding to the potential Request for Proposals – could a City respond? It seemed like the amount of money would be divvied up among cities and they would be able to do their own programs.

Felicity Gasser responded that this funding allocated is additional through the regular formula for CDBG – so it’s for Urban County. All members of the JPA. It would be for a Countywide benefit.

Interim Director Robinson added that some of the work was being done and the money was allocated on an emergency basis. A larger allotment to Sonoma County and the proportionate amounts to cities questions has come up. There are two separate allocations.

Jenna Garcia, Rohnert Park asked if the County plans to ensure equitable access – with the NOFA, is the County recommending or planning to include items that would be listed in the amendment? Or will the County provide direction and weighting the options for prioritization purposes? Is that a discussion we should have today?

Felicity Gasser responded that it would be beneficial to have some direction on that. We also want to take into account what are the COVID-19 related needs that are in the County.

Jenna Garcia, City of Rohnert Park: would the NOFA include both CDBG and ESG or will they be separate?

Felicity Gasser: The Board determines the federal ESG allocations. State also provides ESG to our Continuum of Care which goes through the Leadership Council, and the Board simply authorizes our receipt of the money.

Jenna Garcia, City of Rohnert Park: So we’re zeroed in on the CDBG funding.

Felicity Gasser: Correct, ESG-CV is part of the resolution but that part will go through the Leadership Council.

Kevin Thompson, City of Cloverdale: asked if City was interested in getting CDBG-CV funds, would it mean responding to an RFP?

Felicity Gasser: Yes

City of Cloverdale: is this committee ultimately going to decide who gets that money once the NOFA/RFP is released?

Felicity Gasser: My understanding is that the NOFA would be released based on identified needs and priorities, those would come back to staff, staff would make a recommendation to these committees, and the CTAC and CD Committee would provide recommendation to the Board of Supervisors that are in response to staff advised plan.

City of Cloverdale moved to approve recommendation of the amendment.

City of Rohnert Park asked to amend the motion and approve the 2019-2020 Action Plan Amendment and CPP that staff reports or action plan and resolution to include that the specific proposed programs will be brought back to the CD Committee and CTAC for discussion, direction and recommendation before implementation.



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 Sonoma County Community Development Commission

Interim Director Robinson added clarification that the funds were to respond to an emergency, and the Emergency Operation Center has authority to determine how to spend funds quickly to respond to COVID. Felicity Gasser added that the next scheduled meeting is July 15, which gives a window for when a NOFA would be released and projects selected.

City of Rohnert Park asked whether this meeting should be a time to have a discussion on how to prioritize funding. If at the next meeting the prioritization will have already taken place. Should we take the time now to talk about what the cities need for the prioritization of their cities?

City of Cloverdale liked the list of proposed uses on the amendment resolution. I would just want to make sure it gets spread around. Other Committee members echoed this sentiment – they would support the amendment but wanted to be sure the funding was spread to the unincorporated cities in the county fairly and equitably.

City of Cloverdale accepted City of Rohnert Park’s addendum and moved to recommend the Substantial Amendment to the 2019 Action Plan with the amendment that the specific proposed programs will be brought back to the CD Committee and CTAC for discussion. City of Rohnert Park seconded.

Ayes: City of Cloverdale, City of Cotati, City of Healdsburg, City of Rohnert Park, City of Sonoma, Town of Windsor

Nays: None

Abstain: None

Absent: City of Sebastopol

4. Adjournment

City of Healdsburg adjourned the meeting at 10:58 AM.

Respectfully Submitted,
 Holly Kelley, Equity and Compliance Program Specialist



Sonoma County Community Development Commission
 Sonoma County Housing Authority
 1440 Guerneville Road, Santa Rosa, CA 95403-4107

*Members of the
 Commission*

Susan Gorin
 Chair

Lynda Hopkins
 Vice Chair

David Rabbitt
Shirlee Zane
James Gore

Barbie Robinson
MPP, JD, CHC
 Interim Executive
 Director

MEMORANDUM

Date: July 15, 2020
 To: Community Development Committee and
 Cities & Towns Advisory Committee
 From: Felicity Gasser, Equity and Compliance Manager
 Subject: Proposed Uses for CDBG-CV and ESG-CV Funds

Background

The Department of Housing and Urban Development is disbursing \$5 billion in CDBG-CV money and \$4 billion in ESG-CV through the CARES Act. Sonoma County has been allocated \$1,109,159 in CDBG-CV, \$564,000 in the first round of ESG-CV, and \$6,596,916 in the second round of ESG-CV funds. Funding must be used to prevent, prepare for, and respond to the coronavirus pandemic, including mitigation of economic impacts that have resulted from business closures. The Home Sonoma County Leadership Council will provide recommendations to the Board of Supervisors regarding awards of the ESG-CV funds.

CDBG-CV

Examples of eligible uses for CDBG-CV funds include, but are not limited to:

- Providing short term emergency assistance to low-income households;
- Providing grants or revolving loan funds for small and medium enterprises;
- Supporting community non-profits performing essential services;
- Developing workforce and training services for displaced workers;
- Retrofitting community facilities for medical or quarantine uses;
- Essential supply deliveries to elderly and other vulnerable populations; and
- Supporting various interrupted or at-risk core governmental functions.

Staff Proposal

In evaluating unmet needs in the community and examining methods to address the impacts of COVID-19 in a way that is geographically equitable, Commission staff proposes using CDBG-CV funds to provide a short term rental assistance program to households economically impacted by COVID-19 that do not have access to other financial resources (e.g. unemployment). This serves the most vulnerable households



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countywide and meets an immediate need for assistance, while also putting funds into the local economy as families are able to catch up on rent payments, improve their economic stability, and potentially prevent homelessness.

Program Design

Funds would be channeled through non-profit partners who respond to a Request for Proposals.

ESG-CV

ESG-CV uses are limited to core homeless services, and include:

Emergency Shelter (including Non-congregate Shelters)

- Shelter Operations

- Hotel/Motel Leases or Acquisition

- Rehabilitation or Renovation of Shelter

Rapid Re-housing

Homelessness Prevention

Street Outreach

Staff Proposal

In evaluating unmet needs in the community and using the guidance from HUD, staff recommends using the majority of funds for Rapid Re-housing, to provide a bridge to permanent housing placement. Some funds are recommended for use in existing emergency shelters to ensure capacity to meet the increased demands due to COVID-19, and additional funds will be allocated to operation of non-congregate shelters, including operation of Los Guilicos.

Program Design

Rapid Rehousing Program: All households would be referred through Coordinated Entry to the Housing Authority. Eligibility Screening and Housing Navigation would be completed by the Housing Authority, and then clients whose housing has been secured will be referred to experienced Rapid Re-housing non-profit providers to make ongoing rent payments and provide case management.

Shelter Operations: Existing contracts with current providers in the homeless system of care would be augmented to the degree possible. Additional shelter providers may be engaged as needed using approved procurement processes.



Sonoma County Community Development Commission
 Sonoma County Housing Authority
 1440 Guerneville Road, Santa Rosa, CA 95403-4107

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Barbie Robinson
MPP, JD, CHC
Interim Executive
Director

MEMORANDUM

Date: July 15, 2020
 To: Community Development Committee and
 Cities & Towns Advisory Committee
 From: Felicity Gasser, Equity and Compliance Manager
 Subject: Permanent Local Housing Allocation (PLHA) Guidelines

The California Department of Housing and Community Development (HCD) is announcing the availability of approximately \$195 million in funding for the Permanent Local Housing Allocation (PLHA) program. The PLHA program is funded from moneys deposited in the Building Homes and Jobs Trust Fund (Fund) in calendar year 2019. Sonoma County has been allocated \$899,393 in formula funds for 2019-2020, and an estimated \$5,396,358 over the next five years. An application for these funds must be submitted by July 27, 2020. On July 7, 2020, the Board of Supervisors approved a resolution authorizing the Commission to apply for these funds. In order to receive funds, the Commission must prepare a Plan for use of these funds, publish it for public comment and submit it to HCD.

The principal goal of this program is to make funding available to eligible local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. Twenty percent of the funding is required to be expended for Affordable Owner-Occupied Workforce Housing (AOWH), and the balance of the program prioritizes investments that increase the supply of housing to households that are at or below 60 percent of the Area Median Income (AMI), adjusted for household size.

Funding will help cities and counties:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing (AOWH)
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation and,
- Ensure geographic equity in the distribution of the funds



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Staff proposes the attached plan for awarding PLHA funds. If this plan is accepted for this year, this rubric can be changed year-to-year depending on community need. Should more than 10% be shifted to a new category, the plan will undergo a public hearing process before your Committees.

Category	Amount	Percent
First Year Amount	899,393	100%
Administration	\$44,969	5%
Affordable Workforce Ownership Housing Projects/Programs*	\$179,878.60	20%
Low-Interest, deferred loans for development of rental affordable housing with scoring criteria that prioritize projects with deep income targeting	\$674,544.75	75%

*As required by program guidelines

The NOFA for workforce housing and affordable housing development loans would run concurrently with the Commission’s annual County Fund for Housing (CFH) cycle.

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

The Community Development Commission plans to use funds to develop, preserve, and accelerate the pace of multifamily and single family development of below market-rate housing for low-, very low-, and extremely low-income households through 1)predevelopment, development, acquisition, rehabilitation and preservation of ownership and rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households in the form of deferred payment loans to qualified developers, public entities, groups, and individuals to undertake activities which create, maintain, or expand the County's affordable housing stock.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

One of the criterion used to weigh project applications is the creation or preservation of the greatest number of affordable housing units affordable to the lowest-income populations. The Commission uses scoring mechanisms that favor feasible projects with greater depth of affordability for extremely-low, very-low and low-income households.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local government's Housing Element.

The County's General Plan Housing Element lays out goals to increase the supply of affordable housing through new construction and preserve existing affordable housing stock for low-income and special needs populations through rehabilitation, flood and earthquake hazard mitigation measures, and performing modifications for people with disabilities. The goals of this Plan for PLHA funds will be:

Creation or preservation of the greatest number of affordable housing units, affordable to the lowest-income populations.

Creation of housing opportunities throughout the County, in incorporated cities as well as in the unincorporated County, so that housing is effectively distributed throughout the County. Specific locations may be prioritized based on the County's Regional Housing Needs Allocation or other needs assessments or market studies which may be periodically updated.

Activities Detail (Must Make a Selection on Plan Instructions and Page 1 Worksheet)

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is Affordable to Extremely low-,Very low-, Low-, or Moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The Community Development Commission issues an annual Notice of Funding Availability (NOFA) and requests funding proposals from eligible applicants for eligible affordable housing projects in Sonoma County. Staff holds a technical assistance session for any interested applicant to provide detailed application requirements and guiding principals for project eligibility. The funding is awarded through a competitive process which are consistent with the Sonoma County Loan Policies, County Fund for Housing Funding Policies, and intended to further the goals of the County's General Plan Housing Element and the Board of Supervisors Strategic Priorities. Applicants must attend a public hearing, at the conclusion of the hearing the Community Development Committee will make funding recommendations to the Sonoma County Board of Supervisors who makes the final funding decisions.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	75%	75%	75%	75%	75%										
§302(c)(4)(E)(ii) Area Median Income Level Served	50%	50%	50%	50%	50%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	120	108	108	108	108										552
§302(c)(4)(E)(ii) Projected Number of Households Served	120	108	108	108	108										552
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Each year, funds will be awarded through a Notice of Funding Availability, issued concurrently with the County Fund for Housing Notice of Funding Availability in late Summer. Staff will review project applications and prepare recommendations for review and consideration by the Community Development Committee, an advisory body made up of representatives from each Supervisorial District as well as Housing Choice Voucher Tenants, and review by the Cities and Towns Advisory Committee, an advisory body made up of cities and towns who are members of the Urban County entitlement jurisdiction. Implementation and completion of each individual project funded will vary. Priority will be given to projects that score well in readiness.

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.	Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	
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As required by the Permanent Local Housing Allocation Guidelines, at least 20% of funds will be set-aside for affordable workforce housing. Funds will be awarded through the same NOFA process described above but applicants will be asked to indicate if a project is designed to receive the set-aside funds.

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023														
Type of Affordable Housing Activity	Owner	Owner	Owner	Owner	Owner														
§302(c)(4)(E)(ii) Area Median Income Level Served	120%	120%	120%	120%	120%														TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	1	1	1	1	1														5
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	20%	20%	20%	20%	20%														
§302(c)(4)(E)(ii) Projected Number of Households Served	1	1	1	1	1														5
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	30 Years	30 years	30 Years	30 years	30 Years														

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.

Each year, funds will be awarded through a Notice of Funding Availability, issued concurrently with the County Fund for Housing Notice of Funding Availability in late Summer. Staff will review project applications and prepare recommendations for review and consideration by the Community Development Committee, an advisory body made up of representatives from each Supervisorial District as well as Housing Choice Voucher Tenants, and review by the Cities and Towns Advisory Committee, an advisory body made up of cities and towns who are members of the Urban County entitlement jurisdiction. Implementation and completion of each individual project funded will vary. Priority will be given to projects that score well in readiness.

- §301(a)(3)** Matching portions of funds placed into Local or Regional Housing Trust Funds.
- §301(a)(4)** Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
- §301(a)(5)** Capitalized Reserves for Services connected to the preservation and creation of new Permanent supportive housing.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.

Through the Notice of Funding Availability issued concurrently with the County Fund for Housing NOFA, projects that include homeless dedicated units as a portion of overall units and that include deep income targeting will be ranked highly in the applicable categories.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023													
Type of Activity for Persons Experiencing or At Risk of Homelessness	Permanent	Permanent	Permanent	Permanent	Permanent													
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	75%	75%	75%	75%	75%													
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%													TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	13	12	12	12	12													61
§302(c)(4)(E)(ii) Projected Number of Households Served	13	12	12	12	12													61
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55 years	55 years	55 years	55 years	55 years													

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Each year, funds will be awarded through a Notice of Funding Availability, issued concurrently with the County Fund for Housing Notice of Funding Availability in late Summer. Staff will review project applications and prepare recommendations for review and consideration by the Community Development Committee, an advisory body made up of representatives from each Supervisorial District as well as Housing Choice Voucher Tenants, and review by the Cities and Towns Advisory Committee, an advisory body made up of cities and towns who are members of the Urban County entitlement jurisdiction. Implementation and completion of each individual project funded will vary. Priority will be given to projects that score well in readiness.

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more Affordable housing Projects, or matching funds invested by a county in an Affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an Affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the Affordable housing Project.

File Name:	Plan Adoption	§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.	Attached and on USB?	Yes
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