

Attachment - PLHA Five-Year Plan

§302(c)(4) Plan											Rev. 5/20/20									
§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.																				
The City of Pasadena will use PLHA funds for the following activities: 1) to provide operating reserves subsidy to existing permanent supportive housing developments serving Extremely Low Income households; 2) to make down payment assistance loans to Moderate and Workforce Income households; 3) to provide rental assistance to households at risk of experiencing homelessness; and 4) to provide supplemental funding to the City's upcoming ADU pilot program, which will provide short-term loans for the predevelopment and construction of ADUs that are rented exclusively to the City's rental assistance clients, and which will help low-income owners rehabilitate existing ADUs.																				
§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).																				
The operating reserves will be committed to permanent supportive housing developments, where residents earn little or no income. The rental assistance will be provided to households who earn no more than 50% of AMI. Finally, the City intends to require new construction ADU landlords to rent to the City's rental assistance clients, so all of these ADUs will be rented to households earning less than 60% of AMI.																				
§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 Plan is consistent with several of the goals included in the City's Local Housing Element, including: 1) Facilitating a mix of household income and affordability levels in residential projects; 2) Facilitating the development of affordable housing through financial assistance; 3) Supporting the provision of rental assistance for residents earning lower incomes; and 4) Encouraging the development of Workforce Housing Opportunities.																				
Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))																				
§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.																				
Operating subsidy will be provided to an existing permanent supportive housing development to ensure that the project can continue to operate with a high standard of maintenance and offer excellent supportive housing for residents.																				
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	10.00%	10.00%	10.00%	10.00%	10.00%															
§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 the AMI Level	192	192	192	192	192															960
§302(c)(4)(E)(ii) Projected Number of Households Served	142	142	142	142	142															710

§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.																
Once funding is received, the City will review the operating budget with the project operator in order to determine how best to address operating need. Funding will be deployed after such a review.																
§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		40%		
The City will offer a new Workforce Down Payment Assistance program, which will provide down payment assistance to households earning up to 150% of AMI using PLHA funds. The City will also use PHLA funds to supplement its upcoming ADU Pilot Program, which will provide predevelopment and construction financing to households constructing new ADUs that will be rented to recipients of the City's Rental Assistance program. The ADU Pilot Program will also provide financing to moderate-income households rehabilitating existing ADU units.																
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	2019	2020	2021	2022	2023						
Type of Affordable Housing Activity	Owner	Owner	Owner	Owner	Owner	ADU	ADU	ADU	ADU	ADU						
§302(c)(4)(E)(ii) Area Median Income Level Served	150%	150%	150%	150%	150%	50%	50%	50%	50%	50%						TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	0	0	0	0	0	153	153	153	153	153						765
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	40%	40%	40%	40%	40%	30%	30%	30%	30%	30%						
§302(c)(4)(E)(ii) Projected Number of Households Served	8	8	8	8	8	5	5	5	5	5						65
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55	55	55	55	55	7	7	7	7	7						
§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.																

The City is in the process of drafting guidelines for the City's Workforce Income Down Payment Assistance program. Once guidelines are finalized, the City will advertise the availability of the program and accept applications. It's anticipated that the first downpayment assistance loans will be provided eight (8) months after guidelines are finalized. The City has already developed guidelines for the ADU Pilot Program and expects to launch this program in Fall 2020/Winter 2021.

§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.

The PLHA funding will be used to provide short-term Rental Assistance to households at risk of experiencing homelessness.

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	Transitional	Transitional	Transitional	Transitional	Transitional										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	20.00%	20.00%	20.00%	20.00%	20.00%										
§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 AMI Level	153	153	153	153	135										747
§302(c)(4)(E)(ii) Projected Number of Households Served	37	37	37	37	37										185
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)															

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

The City has 37 units that were constructed under the Density Bonus law, with covenants set to expire in 2023. The PHLA funding will be used to provide the tenants of these units with short-term rental assistance as they relocate.

§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.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.	Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)	40%
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The City will offer a new Workforce Down Payment Assistance Program, which will provide downpayment assistance to households earning up to 150% of AMI, using PLHA funds.

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 Homeowner Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	40.00%	40.00%	40.00%	40.00%	40.00%											
§302(c)(4)(E)(ii) Area Median Income Level Served	150%	150%	150%	150%	150%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	0	0	0	0	0											0
§302(c)(4)(E)(ii) Projected Number of Households Served	8	8	8	8	8											40
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity																

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.
 The City is in the process of drafting guidelines for the City's Workforce Income Down Payment Assistance program. Once guidelines are finalized, the City will advertise the availability of the program and accept applications. It's anticipated that the first downpayment assistance loans will be provided eight (8) months after guidelines are finalized.

§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?
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