

Attachment 4

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PLHA Formula 5-year Plan - Amendment										Rev. 5/7/21
Eligible Applicant Type:		Entitlement								
Local Government Recipient of PLHA Formula Allocation:										
2019 PLHA Formula Allocation Amount:					2020 Allowable Local Admin (5%):					
2020 PLHA Formula Allocation Amount:					2021 Allowable Local Admin (5%):					
Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government,										
Eligible Applicants §300										
§300(a) and (b) Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban										
Applicant:		County of Monterey								
Address:		1441 Shilling Place, 2nd Fl.-South								
City:	Salinas	State:	CA	Zip:	93901	County:	Monterey			
Auth Rep Name:	Erik Lundquist	Title:	Director of Housing & Comm			Auth Rep. Email:	LundquistE@co.monterey.ca.us		Phone:	831.755-5154
Address:	1441 Shilling Place, 2nd Fl.-South				City:	Salinas	State:	CA	Zip Code:	93901
Contact Name:	Darby Marshall	Title:	Housing Program Manager			Contact Email:	MarshallD@co.monterey.ca.us		Contact Phone:	831.755-5391
Address:	1441 Shilling Place, 2nd Fl.-South				City:	Salinas	State:	CA	Zip Code:	93901
§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?										No
§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?										N/A
File Name:	Application and Adopting the		Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2019-2023				Yes	Uploaded to	Yes	
File Name:	App1 Signature Block		Signature Block - upload in Microsoft Word Document					Uploaded to HCD?	No	
File Name:	App1 TIN		Taxpayer Identification Number Document					Uploaded to HCD?	Yes	
File Name:	Applicant Agreement		Legally binding agreement between Delegating and Administering Local Governments					Uploaded to HCD?	N/A	
Eligible Activities, §301										
§301(a) Eligible activities are limited to the following:										Included?
§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.										<input type="checkbox"/> YES
§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.										<input type="checkbox"/> YES
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.										<input checked="" type="checkbox"/> YES
§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.										<input type="checkbox"/> YES
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.										<input checked="" type="checkbox"/> YES
§301(a)(6) Assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, 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.										<input checked="" type="checkbox"/> YES
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.										<input type="checkbox"/> YES
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.										<input type="checkbox"/> YES
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.										<input type="checkbox"/> YES
§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.										<input type="checkbox"/> YES

§302(c)(4) Plan

Rev. 5/7/21

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

The County of Monterey plans on applying for three activities: (1) Funding a Local Housing Trust fund; (2) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing; and (3) 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. The County PLHA homeless funding will support the implantation of the Continuum of Care's 10-Year Plan to reduce homelessness, including rapid rehousing, rental assistance, and supportive services, and case management to assist in securing or retaining housing; operational and capital costs for emergency shelters, and new construction, rehabilitation, and preservation of permanent supportive and transitional housing, including capitalized reserves for services connected to the preservation and creation of new permanent supportive housing.

§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 County will allocate funding for the Local Housing Trust Fund program to provide gap financing, loans and/or grants to developers of affordable housing for the construction of multi-family rental housing projects within the County and incorporated cities, targeted at households that are 60% AMI or below. There are multiple affordable housing projects in the five-year pipeline, including Sun Rose Gardens (Permanent Supportive and Transitional), Greenfield Commons Phases 1 and 2 (PSH and low-moderate family), Lightfighter Village (PSH), and East Garrison inclusionary units. All units produced through these projects that receive PLHA funding will be occupied by households who are at or below 60% AMI. All new units will have an affordability restriction of at least 55-years. The County will prioritize affordable housing projects at 60% of AMI or below that are the most shovel ready. If multiple projects meet these criteria, the County will conduct a formal Request for Proposals and each application will be rated and ranked.

§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 Housing Element aims to expand the County's affordable housing inventory by a minimum of 1,366 units (374 extremely low, 244 very low, 282 low, 288 moderate and 466 workforce I and II units by 2023. The County will provide gap financing for nonprofit housing developers. For this reason, the County would allocate 50% of PLHA grant funds to the Local Housing Trust Fund program to create a regional housing trust in year one and 50% in years two and three. Policy H-3.2 of the County's Housing Element encourages the County's priority for planning residential growth in Community Areas near existing or planned infrastructure to ensure conservation of the County's agricultural and natural resources. Working with regional/multi-jurisdictional agreements and activities to facilitate housing development is part of meeting this policy. A Regional Housing Trust Fund would assist the County in producing additional units needed to meet the County's Regional Housing Needs Assessment (RHNA) goals. Assisting with the East Garrison development for affordable housing meets Policy H-3.b for the East Garrison Fort Ord Redevelopment project area plan and to provide additional affordable units. In addition, the East Garrison project and the Greenfield Commons projects described in more detail below, both were awarded Joe Serna funding and will provide much needed farmworker housing in Monterey County, meeting Policy H-2.11, to increase the supply of farmworker housing.

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.

§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.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

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

Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing

0%

The County will allocate funding to the regional housing trust fund to ensure funding is provided for gap financing for the construction of multi-family, permanent supportive and affordable rental housing projects targeted to households that are primarily 60% AMI or below (80% of the allocation) and 20% of the allocation could assist households that are at 80% AMI. These projects must be ready to apply for financing, such as the California Tax Credit Allocation Committee (TCAC) for either 4% or 9% tax credits. If multiple projects meet these criteria, the County will conduct a formal Request for Proposal and each application will be rated and ranked. Qualified projects may be recommended for future funding years. Any committed PLHA funding will not be distributed until all other financing is in place.

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 Affordable Housing Activity	Rental: Development	Rental: Development	Rental: Development	Rental: Development	Rental: Development										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	35.00%	40.00%	55.00%	40.00%	40.00%										
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only		41													41
§302(c)(4)(E)(ii) Projected Number of Households Served	6	6	7	5	5										29

§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.																		
The County requested an interest list for housing development through the No Place Like Home (NPLH) Program last August. Several developers responded to that request and the County submitted four applications for funding and was awarded NPLH funding for three applications that included Sun Rose Apartments (a mix of PSH and transitional) in the City of Salinas, Greenfield Commons Phase I in Greenfield (10-units of PSH and 100 units of affordable housing), and Lightfighter Village (71 units of PSH for veterans) in the City of Marina. Sun Rose may need gap financing and is expecting to begin construction in the spring of 2021. Greenfield Commons is applying for additional funding and was also awarded Joe Serna funding and will be applying for tax-credits in March of 2022. Lightfighter Village is also expecting to apply for tax credits in March of 2022. The County is also expecting CHISPA's project, East Garrison affordable housing to apply for tax credits in March 2021 with a completion deadline of 2025. The County also expects Art Space's project to build additional affordable housing in East Garrison to begin construction in the next few years.																		
§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.																		
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity .																		
The County intends to use PLHA funds to meet its affordable housing development goals for permanent supporting housing by providing funding for PSH and for the capitalized reserves for services necessary for PSH projects.																		
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	2021	2022	2023															
Type of Permanent Supportive Housing Project	New Construction	New Construction	New Construction															
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	5.00%	20.00%	20.00%															
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%															TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only																		0
§302(c)(4)(E)(ii) Projected Number of Households Served	1	4	4															9
§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															
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																		
The County will provide gap financing for the development of PSH and for the capitalized operating reserve funding for those PSH services starting in FY 2021 for the NPLH funded projects as needed or other projects identified as needing funds.																		
§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 detailed and complete description of how allocated funds will be used for the proposed Activity.																		
The County would use funds to provide rapid rehousing, rental assistance, supportive/case management services that would allow people to obtain and retain housing, including operating and capital costs for the County's two shelters/navigation centers that it participates in funding with the cities of Salinas and Seaside. The County will also use funds to provide transitional housing through Interim, Inc.'s Sun Rose Gardens development. The County is dedicated to increasing its housing supply for 0-30% AMI individuals within the County by providing permanent and transitional housing.																		

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	2019	2020	2020	2021	2022	2023							
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center Operating	Transitional Housing: New Construction	Navigation Center Operating	Transitional Housing: New Construction	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating							
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	50.00%	15.00%	30.00%	30.00%	40.00%	40.00%	40.00%							
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%	30%	30%							TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only				41										41
§302(c)(4)(E)(ii) Projected Number of Households Served	5	2	5	7	5	5	5							34
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)		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.

The County, in conjunction with the City of Salinas constructed a new navigation center that opened in April 2021. This center has the capacity to serve 100 people at a time and provides wraparound services. The County worked with a non-profit in the City of Seaside to open a navigation center that serves women and families in the peninsula area of the County and serve approximately 30 people. The Seaside navigation center opened in May 2021. These funds would assist with wrap around services, rapid rehousing efforts, rental assistance, case management services and other operational needs within the centers. Interim, Inc. broke ground on Sun Rose Gardens in February 2022. When complete Sun Rose Gardens will provide transitional housing for 7 people at a time.

§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.