

§302(c)(4) Plan

Rev. 10/28/19

§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 four activities: (1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to very low, low, or moderate income households, including necessary operating subsidies (2) Matching portions of funds placed into Local or Regional Housing Trust Funds for a Regional Housing Trust Fund in collaboration with the City of Salinas, City of King, City of Gonzales, City of Monterey, City of Pacific Grove and County of Monterey; (3) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing; (4) 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's PLHA homeless funding will support the implementation 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 shelter; 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 affordable housing developers for the construction of multi-family affordable rental housing projects within the county and incorporated cities, targeted to households that are 60% AMI or below. There are multiple affordable housing projects in the five-year pipeline, including Sun Rose Apartments (Permanent Supportive and transitional housing), Greenfield Commons Phase 1 and 2 (PSH and low-moderate), Lightfighter Village (PSH), East Garrison inclusionary units, and City of Marina Inclusionary units. All units produced through these projects that receive PLHA funding will be occupied by households at or below 60% AMI. All new units will have an affordability restriction of 55 years. The county will prioritize affordable housing projects at 60% AMI or below that are the most shovel ready. If multiple projects meet these criteria, the County will conduct a formal Request for Proposal 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 would 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 (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 County will allocate PLHA funds to provide gap financing for construction of affordable rental housing projects targeted to households that are primarily 60% AMI or below (80% of allocation) and 20% of the allocation could assist households at 80% AMI. These projects must be shovel-ready, and 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 funding for future years.

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

Funding Allocation Year	2019	2020	2021	2022	2023	
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed				40%	40%	
§302(c)(4)(E)(ii) Area Median Income Level Served				60%	60%	TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level				15	15	30
§302(c)(4)(E)(ii) Projected Number of Households Served				15	15	30
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable				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's Health Department, Behavioral Health Bureau and Housing Department submitted a collaborative application for the No Place Like Home (NPLH) Program, Round II in January. The County submitted four applications and was awarded funding for three applications that included Sun Rose Apartments (a mix of permanent supportive and transitional housing) in the City of Salinas, Greenfield Commons Phase I in Greenfield (10-units of Permanent Supportive Housing (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 2021. Lightfighter Village is also expecting to apply for tax credits in March of 2021. 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.

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

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

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

Funding Allocation Year	2019	2020	2021	2022	2023	
Type of Affordable Housing Activity	Rental	Rental	Rental			
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	50%	40%	40%			
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%			TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	25	25	25			75
§302(c)(4)(E)(ii) Projected Number of Households Served	25	25	25			75
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55	55	55	55			

§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 2021. Lightfighter Village is also expecting to apply for tax credits in March of 2021. 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 has also been in contact with the City of Marina on an inclusionary project that is expected to begin construction in 2022.

§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 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 supportive 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	2019	2020	2021	2022	2023	
Type of Permanent Supportive Housing Project	New Construction	New Construction	New Construction	New Construction	New Construction	
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed		25%	25%	25%	25%	
§302(c)(4)(E)(ii) Area Median Income Level Served		30%	30%	30%	30%	TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level		13	13	13	13	52
§302(c)(4)(E)(ii) Projected Number of Households Served		13	13	13	13	52
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55		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 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 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 in the City of Salinas and Seaside. 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	2020	2021	2022	2023	
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed	50%	35%	35%	35%	35%	
§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	30	30	30	30	30	150
§302(c)(4)(E)(ii) Projected Number of Households Served	30	30	30	30	30	150
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55						

§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 is constructing a new navigation center in the City of Salinas with an expected opening in April 2021 that will serve 100 people and provide wrap-around services. The County is also working with a non-profit in the City of Seaside to open a navigation center that would serve women and families in the peninsula area of the County and serve approximately 30 people. The Seaside navigation center is expected to open by 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.

§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 | Yes