

A close-up photograph of pink cherry blossoms with yellow stamens, serving as a background for the text.

Permanent Local Housing Allocation (PLHA)

Funding for housing-related projects and programs that assist in addressing the unmet housing needs of our community.

*Presented by Dawn Yonemitsu,
Housing & Community Development*

Items to be covered

- What is PLHA funding?
- Where does PLHA funding come from?
- Assistance Type
- Eligible Activities for Formula Allocation
- Delegated Authority
- Funding by Jurisdiction
- Funding Commitments
- Why are amendments needed?

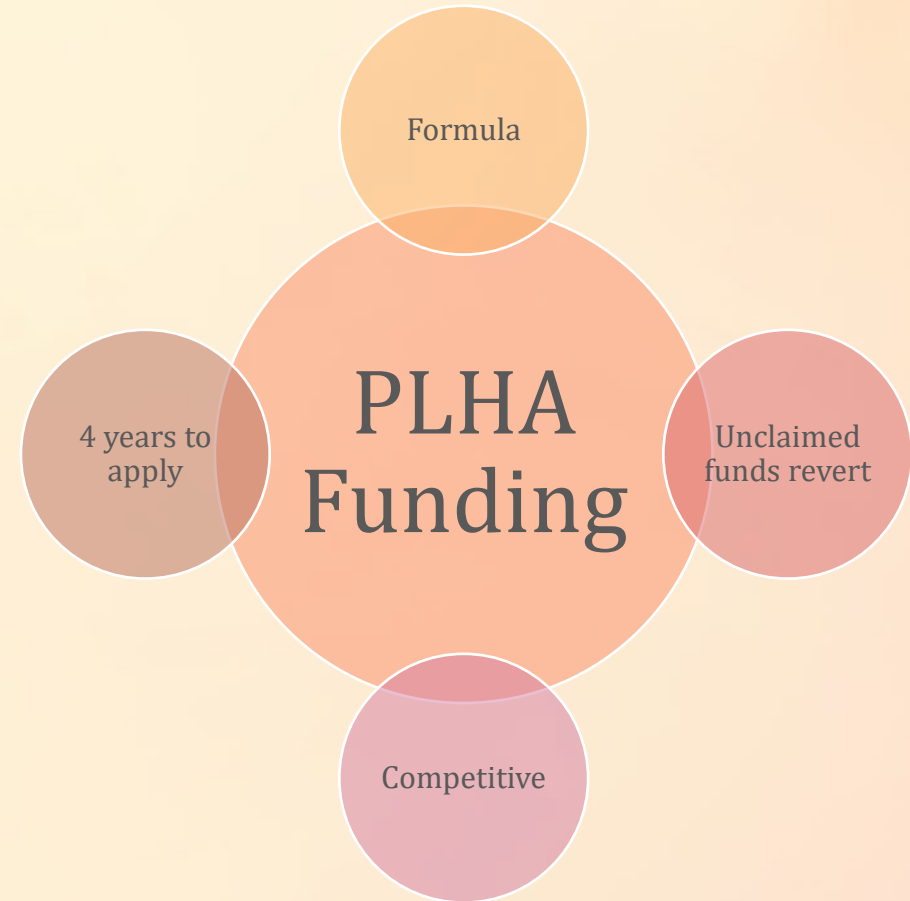
Where does Funding come from?

- Building Homes and Jobs Act
- \$75 Recording Fee
- More homes sold – funding increases
- Less homes sold – funding decreases

When	PLHA – 70% of funding	Other State Programs – 30% of funding
2019	Local Administered	15% mixed- income multifamily rental housing
and	Affordable	5% production incentive program
beyond	Housing	10% farmworker housing

Assistance Type

- Formula grants to entitlement and non-entitlement jurisdictions
- Competitive grants to non-entitlement jurisdictions
- 48 months (4 years) to apply once budget appropriation established
- After 4 years, allocation reverts to the Housing Rehabilitation Loan Fund for the Multifamily Housing Program or for Department-administered technical assistance to local governments

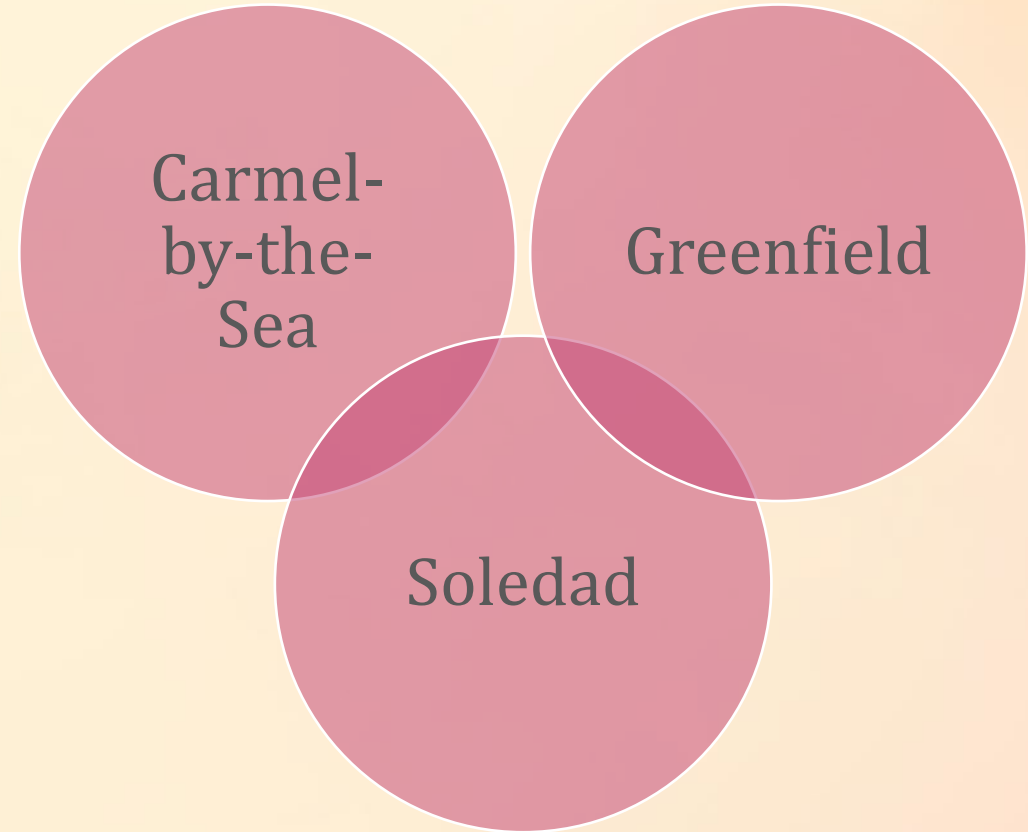


Eligible Activities... for Formula Allocation

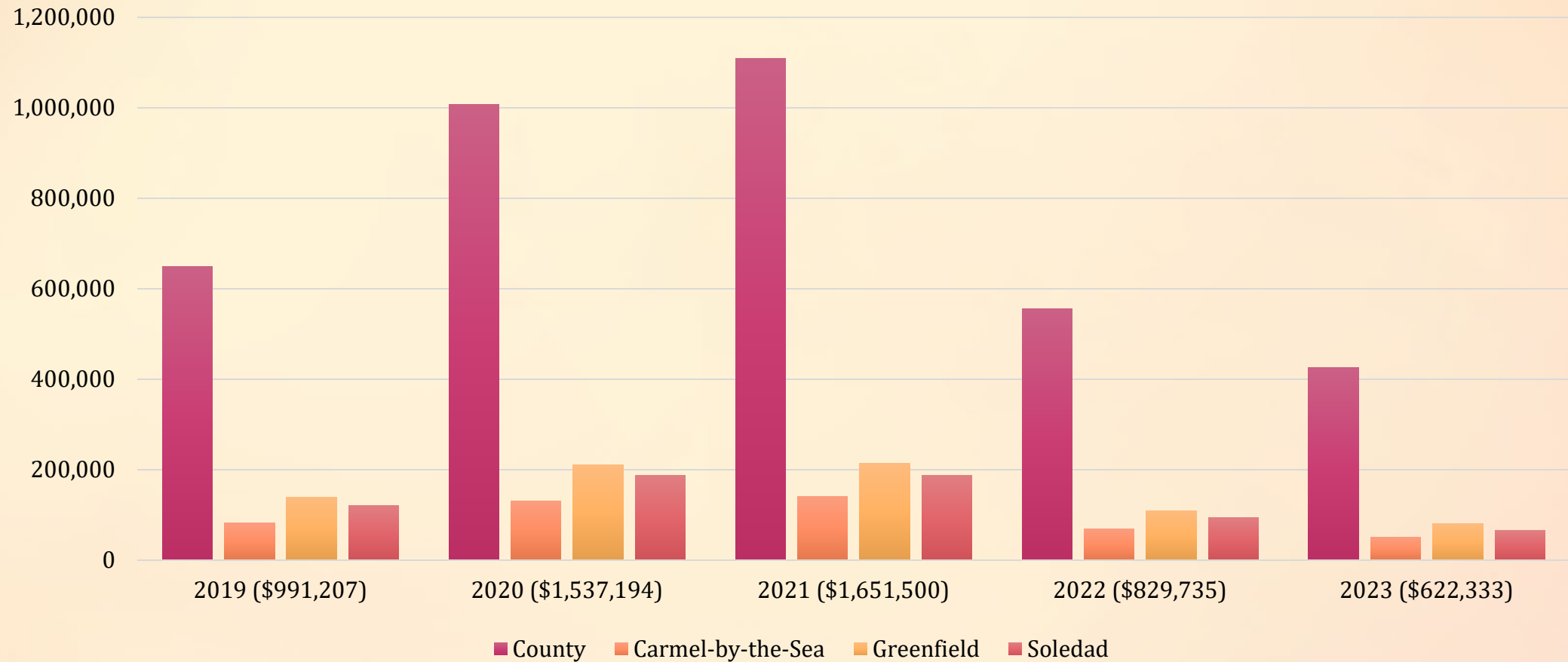
1. Multifamily, residential live-work, rental housing (affordable to extremely low, very low, low, or moderate-income households)
2. Affordable rental and ownership housing, meets the needs of a growing workforce earning up to 120% of AMI
3. Matching funds placed in Local or Regional Housing Trust Funds
4. Matching funds available through the Low and Moderate-Income Housing Asset Fund
5. Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing
6. Assisting persons at risk of homelessness, such as Rapid Rehousing, Rental Assistance, Supportive/Case Management Services, Operating and Capital Costs for Navigation Centers/Emergency Shelters, New Construction, Rehab, and preservation
7. Accessibility modification in lower-income owner-occupied housing
8. Efforts to acquire and rehab foreclosed or vacant homes and apartments
9. Homeowner opportunities, such as down payment assistance
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.

Delegated Authority

County of Monterey received delegated authority from these formula allocation-based jurisdictions for the 5-Year PLHA Plan from 2020-2025



Funding by Jurisdiction



Funding Commitments

Activity 1: **Greenfield Commons** – *Multifamily Rental Housing - \$900,213*

Activity 6: **Salinas Share Center** – *Navigation Center - \$1,593,176*

Community Engagement – *Supportive/Case Management - \$790,275*

Sunrose Housing – *Permanent and Transitional Housing - \$400,213*

Activity 9: **First Time Homebuyer Program** – *Homeowner Opportunities - \$1,747,107*
Currently in the design/set-up process

Amendments Needed

CURRENT PLANS

PROPOSED PLANS

PLHA Grant 20-PLHA-15630

Grant Year	Activity 3 – Ownership	Activity 3 – Rental	Activity 6 – Navigation Centers	Activity 6 – New Construction	Activity 6 – Case Management	Grant Year	Activity 1 – Rental Housing	Activity 6 – Navigation Centers	Activity 6 – Case Management	Activity 6 – Develop Permanent Supportive Housing	Activity 9 – Homeownership	Admin
2019	0%	0%	50%	50%		2020	30%	35%	4%	6%	20%	5%
2020	20%	30%	35%	11%	4%	2021	22%	13%	25%	0%	35%	5%
2021	20%	45%	10%	0%	25%	2022	0%	30%	15%	0%	50%	5%
2022	20%	40%	25%	0%	15%	2023	0%	30%	15%	0%	50%	5%
2023	20%	40%	25%	0%	15%							

PLHA Grants 22-PLHA-17671, 22-PLHA-17673, and 22-PLHA-17674

Grant Year	Activity 3 – Ownership	Activity 3 – Rental	Activity 6 – Navigation Centers	Activity 6 – New Construction	Activity 6 – Case Management	Grant Year	Activity 1 – Rental Housing	Activity 6 – Navigation Centers	Activity 6 – Case Management	Activity 9 – Homeownership	Admin
2019	20%	25%	30%	0%	25%	2020	25%	35%	15%	20%	5%
2020	20%	30%	35%	0%	15%	2021	17%	13%	25%	40%	5%
2021	20%	45%	10%	0%	25%	2022	0%	25%	15%	55%	5%
2022	20%	40%	25%	0%	15%	2023	0%	25%	15%	55%	5%
2023	20%	40%	25%	0%	15%						

Questions?