

Attachment C

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PLHA Formula - Amendment for years 2020, 2021, 2022, 2023

Rev. 10/10/24.M

Eligible Applicant Type:	Entitlement					
Local Government Recipient of PLHA Formula Allocation:					Monterey County	
2020 PLHA Formula Allocation Amount:	n/a	2019 Allowable Local Admin (5%):	n/a	Admin requested?	Yes	
2021 PLHA Formula Allocation Amount:	n/a	2020 Allowable Local Admin (5%):	n/a	Admin requested?	Yes	
2022 PLHA Formula Allocation Amount:	n/a	2021 Allowable Local Admin (5%):	n/a	Admin requested?	Yes	
2023 PLHA Formula Allocation Amount:	n/a	2022 Allowable Local Admin (5%):	n/a	Admin requested?	Yes	

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, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.

The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities. **Please note that 40% of each allocation you are requesting to amend with this application MUST be allocated to an activity that supports Homeownership in accordance with the NOFA. Ownership activities are 2,3,4,7,8,9 (activities 2,3,4, & 8 will only count as ownership if the funds will go towards ownership sub activities as opposed to rental housing sub activities including ADU's)**

If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the highest AMI level the Activity will serve (you can always go lower than what is listed but you may not serve higher than what is listed without completing a plan amendment in the future).

For each year (2021-2023), allocations must equal 100% annually including the allowable administrative costs of up to 5%.

§300 Eligible Applicants

§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 counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.

Applicant:		County of Monterey					
Address:		1441 Schilling Place, 2nd Floor South					
City:	Salinas	State:	CA	Zip:	93901	County:	Monterey County
Auth Rep Name:	Craig Spencer	Title:	Director	Auth Rep. Email:	SpencerC@countyofmonterey.gov	Phone:	831.755.5233
Address:		1441 Schilling Place, 2nd Floor South		City:	Salinas	State:	CA
		Zip Code:	93901				
Contact Name:	Dawn Yonemitsu	Title:	Management Analyst II	Contact Email:	YonemitsuD@countyofmonterey.gov	Contact Phone:	831.755.5387
Address:		1441 Schilling Place, 2nd Floor 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)? A sample agreement can be found by double clicking on the icon to the right



File Name:	Application and/or Adopting the PLHA Plan (2020-2023 Allocations) Reso	Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2020-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.	Uploaded to HCD?	Yes
File Name:	Gov TIN	Provide a signed Gov't TIN Form	Uploaded to HCD?	Yes
File Name:	Applicant Delegation Agreement	Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 19, column AH)	Uploaded to HCD?	N/A

§301 Eligible Activities

§301(a) Eligible activities are limited to the following:	Select below:
§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.	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.	No
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.	No
§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.	No
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	No
§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.	Yes
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	No
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	No
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.	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.	No

Certifications

On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.

Craig Spencer	Director		
Authorized Representative Printed Name	Title	Signature	Date

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 The County is amending its Action Plan to place funding in the appropriate activities to cover the funding obligations, which will result in a total of 3 activities. The activities are: 1) capitalized reserves for services connected with the preservation of and creation of a new supportive housing; and 2) assisting persons who 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 construction of new and rehabilitation/preservation and transitional supportive housing; and 3) allocate funds towards a down payment assistance program to provide loans to qualified low- and moderate-income households to purchase affordable homes. The County's PLHA homeless funding will support the implementation of the Continuum of Care's 10-Year Plan to Reduce Homelessness.

§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 in connection with the Monterey County Local Housing Trust Fund to provide gap financing, loans and/or grants to support affordable units within multi-family rental housing projects within the County and incorporated cities, targeted at household that are 60% AMI or below. There are multiple affordable housing projects in the five-year pipeline, including Sun Rose Housing (permanent and transitional supportive housing), Greenfield Commons Phases 1 & 2 (permanent supportive housing and low- and moderate- family housing), Lightfighter Village (Permanent supportive housing for veterans), and East Garrison 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 that target households at or below 60% AMI that are the most shovel ready.

§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 900 units (374 very-, 22 low-, and 288 moderate-income units) by 2025. The County will provide gap financing for housing developers to subsidize the construction of affordable units. Policy H-3.2 of the County's Housing Element prioritizes planning residential development within 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 implementing this policy.

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 detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.
 The County will allocate funding to ensure funding is available to provide gap financing for the construction affordable units within multi-family developments, permanent supportive services and affordable rental housing projects that are targeted primarily at households at 60% AMI or below (90% of the allocation). These projects must be ready to apply for financing, such as through the California Tax Credit Allocation Committee (TCAC) for either 4% or 9% tax credits. Ten percent (10%) of the allocation will be made available to assist households earning up to 120% AMI with the purchase of inclusionary homes deed restricted by County Ordinance.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2020	2021													
Type of Affordable Housing Activity	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing													
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	30%	22%													
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%													TOTAL
§302(c)(4)(E)(iii) Unmet share of the RHNA at the AMI Level <i>Note: complete for years 2020, 2021, 2022, 2023 only</i>	247														247
§302(c)(4)(E)(iv) Projected Number of Households Served	25	25													50
§302(c)(4)(E)(v) 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	

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.
 In 2020, the County established an interest list for housing development through the No Place Like Home Program. Several developers responded to that request and the County used that list to support its application to HCD for the Local Housing Trust Fund matching funds program. A project was selected from this list.

§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 will use funds to provide rapid rehousing, rental assistance, supportive/case management services that will allow people to obtain and retain housing, including operating and capital costs for the County's Salinas SHARE Center and Sun Rose Housing Permanent & Transitional Housing Development. The County is dedicated to increasing the supply of housing for the 0-30% AMI population within the County by providing permanent and transitional housing.

Complete the table below for each proposed Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2020	2021	2022	2023	2020	2021	2022	2023	2020						
Type of Affordable Housing Activity	Operating and Capital Costs for Navigation Centers	Supportive/Case Management Services	Supportive/Case Management Services	Supportive/Case Management Services	Supportive/Case Management Services	Development of Permanent Supportive Housing									
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	35%	13%	30%	30%	4%	25%	15%	15%	6%						
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%	30%	30%	30%	30%						TOTAL
§302(c)(4)(E)(iii) Unmet share of the RHNA at the AMI Level <i>Note: complete for years 2020, 2021, 2022, 2023 only</i>	155														155
§302(c)(4)(E)(iv) Projected Number of Households Served	15	15	15	15	15	15	15	15	13						133
§302(c)(4)(E)(v) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)									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 Salinas SHARE Center is in operation and has shelter capacity for 100 unhoused persons per night, including "family rooms" that allow unhoused families to remain together.
 * Sun Rose Gardens is complete. It is now offering 9 units of permanent supportive housing and 8 units of shared transitional housing. All clients are being referred by the Monterey County Health Department's Behavioral Health Bureau and are homeless with a psychiatric disability diagnosis.
 * The County will fund the Community Health Engagement (CHE) program operated by California State University Monterey Bay to be the County's lead agency for conducting street outreach to homeless individuals and families. After initial contact CHE will work with the clients to help steer them through the systematic barriers to stable housing.

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

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.
 The County of Monterey will allocate PLHA funds for direct homeownership assistance to eligible households by providing down payment assistance on a first-come, first-served basis to persons not exceeding 120 percent of the HUD-adjusted area median income. The program will provide down payment assistance as a silent-second loan in the amount of up to twenty percent (20%) of the purchase price and is provided on a first-come, first served basis. If the property is no longer maintained as the principal residence of the buyer or is sold prior to the end of the thirty (30) year affordability period, all PLHA direct subsidy funds must be repaid. Otherwise, the loan repayment is deferred for 30 years.

Complete the table below for each proposed Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2020	2021	2022	2023											
Type of Homeowner Assistance	Homebuyer Assistance	Homebuyer Assistance	Homebuyer Assistance	Homebuyer Assistance											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	20%	35%	50%	50%											
What Percentage of the Percentage Above Will be Used for Ownership Housing?	20%	40%	55%	55%											
§302(c)(4)(E)(ii) Area Median Income Level Served	120%	120%	120%	120%											TOTAL
§302(c)(4)(E)(iii) Unmet share of the RHNA at the AMI Level <i>Note: complete for years 2020, 2021, 2022, 2023 only</i>	247														247
§302(c)(4)(E)(iv) Projected Number of Households Served	18	18	18	18											72
§302(c)(4)(E)(v) Period of Affordability for the Proposed Activity	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 the Activity.
 The County will work with the City of Soledad to provide down payment assistance in the housing project Vintage Estates to begin the First Time Home Buyer Program. County staff will work on developing First Time Home Buyer Guidelines and loan documents for homebuyers to sign to obtain PLHA down payment assistance funding.

File Name: [Plan Adoption Reso](#) **§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. Uploaded to HCD?

Total Percentage of Funds Allocated Calculator (2021 - 2023)

2020 Allocation		2021 Allocation		2022 Allocation		2023 Allocation	
Admin	5%	Admin	5%	Admin	5%	Admin	5%
Funds Allocated	95%						
Total Percentage of Funds Allocated for 2021	100%	Total Percentage of Funds Allocated for 2021	100%	Total Percentage of Funds Allocated for 2022	100%	Total Percentage of Funds Allocated for 2023	100%