

**Permanent Local Housing Allocation (PLHA) 2019-2023
Five-Year Plan - Section 302(c)(4)**

Eligible Applicant Type:	Entitlement
Local Government Recipient of PLHA Formula Allocation:	Stanislaus County
PLHA Formula 2019 Allocation Amount:	\$1,154,983
PLHA Formula 2019 Allocation Administrative Allowance	\$57,749
PLHA Formula Five-Year (2019-2023) Allocation Amount:	\$6,929,892
PLHA Formula Five-Year (2019-2023) Allocation Administrative Allowance:	\$346,494
§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.	
<p>Stanislaus County will use PLHA funds for the predevelopment, development, acquisition, rehabilitation, and preservation of rental housing and permanent supportive housing in accordance with PLHA guidelines. The County will also make available PLHA funding to assist with the development and preservation of Accessory Dwelling Units (ADUs) made available to extremely low-, very low-, low-, or moderate-income households and to provide for fiscal incentives to cities approving affordable housing development projects. All PLHA funding will be available for use within the 2017 Urban County area, which includes the cities of: Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford and the unincorporated area of the County.</p>	
§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).	
<p>PLHA funding for rental housing and permanent supportive housing will be made available to affordable housing developers, non-profits, and local agencies through a competitive Notice of Funding Availability (NOFA) process. Each NOFA will give funding priority to development proposals that include housing units for households with incomes at or below 60% of AMI. NOFA responses will be evaluated and prioritized by an evaluation committee and will be subject to the minimum affordability period required by PLHA guidelines. Funding for ADUs will be prioritized for the development and preservation of units where the property owner is willing to restrict rental to households with incomes at or below 60% AMI for a set period of time or where the property owners income is at or below 60% of AMI.</p>	
§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.	
<p>The Plan is consistent with the programs set forth in Stanislaus County Housing Element by increasing the inventory of affordable rental housing for low income households, conserving and improving existing housing stock, expanding the development of second units (ADU), and providing for the development of permanent supportive housing. The Plan also supports the County's goal of interagency coordination and support by allowing of use of funding within the Urban County cities and providing fiscal incentives for affordable housing development within cities.</p>	

Proposed Activities

§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.					
<p>PLHA funding for predevelopment, development, acquisition, rehabilitation, and preservation of rental housing will be made available to affordable housing developers through a competitive Notice of Funding Availability (NOFA) process. Each NOFA will give funding priority to development proposals that include housing units for households with incomes at or below 60% of AMI. NOFA responses will be evaluated and prioritized by an evaluation committee and will be subject to Promissory Note secured by a Deed of Trust and affordability timelines as required by PLHA guidelines. Subsequent NOFAs will be released as needed to maintain a queue of projects ready to be funded.</p>					
Proposed Affordable Rental Housing Activity to be funded with 2019-2023 PLHA allocations.					
Funding Allocation Year	2019	2020	2021	2022	2023
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity				75%	75%
§302(c)(4)(E)(ii) Area Median Income Level Served				60-120%	60-120%
§302(c)(4)(E)(ii) Unmet Share of the RHNA at AMI Level				2	2
§302(c)(4)(E)(ii) Projected Number of Households Served				4	4
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)				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.					
<p>Stanislaus County will develop a NOFA in consultation with affordable housing developers outlining the criteria for funding and release the first NOFA within one to two years of receiving the initial 2019 allocation of PLHA funding. The early release of the NOFA will provide time for affordable housing developers to identify additional funding sources to be used for the development of the project as PLHA funding alone may not be sufficient. In Plan years four and five the goal is to have developments in the acquisition and rehabilitation/development stages so funding can utilize in a timely manner.</p>					

§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.

PLHA funding for the development and preservation of ADUs will be made available to property owners willing to restrict rental of the ADUs to households with incomes at or below 120 percent AMI, with prioritization given to rentals for households with incomes at or below 60 percent AMI. PLHA funding will be provided in the form of deferred loans evidenced through a Promissory Note secured by a Deed of Trust. An affordability period maybe be zero to 55-years as established locally in accordance with PLHA guidelines based on the AMI of the household to be served and/or the property owners AMI.

Proposed Affordable Rental and Ownership Housing Activity to be funded with 2019-2023 PLHA allocations.

Funding Allocation Year	2019	2020	2021	2022	2023
Type of Affordable Housing Activity		ADU	ADU	ADU	ADU
§302(c)(4)(E)(ii) Area Median Income Level Served		60-120%	60-120%	60-120%	60-120%
§302(c)(4)(E)(ii) Unmet Share of the RHNA at AMI Level		1	2	2	2
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity		10%	10%	10%	10%
§302(c)(4)(E)(ii) Projected Number of Households Served		3	3	3	3
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)		0-55	0-55	0-55	0-55

§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 first step, to be conducted in the first years of funding allocation, is notifications of the funding availability to: properties with known building permit violations (for non-permitted residential units), areas where public sewer has been made available within the last five-years, and property owners who have participated in rapid rehousing programs in an effort to establish a wait list for PLHA ADU funding. Once the initial notifications have occurred and an interest list is developed, a screening of each potential project will be conducted to assess viability and property owner eligibility and willingness to participate. Once the interest list is fully assessed and a wait list for funding exhausted, remaining funds will be made available to property owners wishing to develop ADUs for rental with restriction to households with incomes up to 120 percent of AMI. Stanislaus County will work with community groups, neighborhood groups, property management companies, and non-profit rapid rehousing service providers to advertise the availability of 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.

PLHA funding for acquisition and development of permanent supportive housing, including the conversion of motels, will be made available to affordable housing developers, non-profit homeless service providers, and local agencies through a competitive Notice of Funding Availability (NOFA) process. NOFA responses will be evaluated and prioritized by an evaluation committee and will be subject to affordability timelines as required by PLHA guidelines. Subsequent NOFAs will be released as needed to maintain a queue of projects ready to be funded.

Proposed Activity to be funded with 2019-2023 PLHA allocations.

Funding Allocation Year	2019	2020	2021	2022	2023
Type of Affordable Housing Activity	Permanent	Permanent	Permanent		
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	95%	75%	75%		
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%		
§302(c)(4)(E)(ii) Unmet Share of the RHNA at AMI Level	6	6	4		
§302(c)(4)(E)(ii) Projected Number of Households Served	6	6	4		
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	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.

Stanislaus County will develop a NOFA in consultation with affordable housing developers, non-profit homeless service providers, and local agencies outlining the criteria for funding within 6-months of receiving the 2019 PLHA funding allocation. Acquisition and development of permanent supportive housing units is anticipated to occur within 6-12 months of the County awarding the funding. Project development timelines will vary based on the type of development (e.g., single-family dwelling, multi-family dwelling, or motel).

§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.

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

PLHA funding will be available to the County to provide for fiscal incentives for affordable housing projects where a city has made an equal or greater investment in the project. The incentive will be provided in the form of a grant or low-interest loan in accordance with PLHA guidelines.

Proposed activity to be funded with 2019-2023 PLHA allocations.

Funding Allocation Year	2019	2020	2021	2022	2023
Type of Activity		Fiscal Incentives	Fiscal Incentives	Fiscal Incentives	Fiscal Incentives
Type of Affordable Housing Activity		Rental	Rental	Rental	Rental
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity		10%	10%	10%	10%
§302(c)(4)(E)(ii) Area Median Income Level Served		60%	60%	60%	60%
§302(c)(4)(E)(ii) Unmet Share of the RHNA at AMI Level		0	0	0	0
§302(c)(4)(E)(ii) Projected Number of Households Served		8	8	8	8
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)		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 will notify all nine cities within the county, along with locally known affordable housing developers, of funding availability. Unspent funding for each allocation year will be made available for other approved activities under the PLHA Plan.