

PLHA Formula 5-year Plan - Amendment

Rev. 5/7/21

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 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 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 checked="" 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 checked="" 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 Orange plans to use PLHA funds for 3 activities:
Section 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; Section 301(a)(7): Accessibility modifications in lower-income owner-occupied housing for households with incomes of no more than 60% Area Median Income (AMI); and Section 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. This Activity is new as it was not included in the initial Five-Year Plan. This is due to the fact that the City of San Juan Capistrano joined the County in the Urban County City Program effective July 1, 2021.

§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).

All clients who receive assistance at one of the navigation centers in the North SPA, one of the Emergency Shelters at the Yale Transitional Center in the Central SPA, or at the Alternative Sleeping Location in Laguna Beach, or those who will be assisted with supportive services including rapid rehousing, rental assistance, and supportive/case management services, who are homeless, or at risk of homelessness will have household incomes of no more than 60%. In addition, all seniors who are assisted with accessibility modifications to their owner-occupied units will have incomes of no more than 60% AMI. Therefore, 100% of the PLHA funding will be allocated for households with incomes at or below 60% AMI, adjusted by household size. Finally, the City of San Juan Capistrano intends to work with a Developer for the creation of Affordable Rental Housing affordable and available to households with incomes at or below 30% AMI.

§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.

There are several Strategies described in the Annual Grantee Report on the County of Orange's Housing Element that are consistent with the PLHA Five Year Plan. They include Strategy (1f)(7): Orange County continues to operate as the collaborative applicant for Orange County Continuum of Care (CoC) Programs. As a collaborative applicant for the CoC the County places a high priority on the development and on going operations of navigation centers, emergency shelters that are local, regional and transitional, as well as activities that provide supportive services for homeless and those at risk of homelessness. Strategy (3d)(1): The County will seek State and Federal monies, as funding becomes available, for supportive housing construction and rehabilitation targeted for persons with disabilities, which is consistent with the expansion of housing rehabilitation programs to provide accessibility modifications to low-income seniors.

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.

§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.

§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.

There are several activities that will be provided under Section 301(a)(6): They include: Buena Park Navigation Center located at 6494 Caballero Blvd, Buena Park, CA 90620 and Placentia Navigation Center located at 731 S. Melrose Street Placentia, CA 92870. These activities are considered a jointly funded project under the PLHA guidelines and will be allocated 35% of the PLHA allocation that will be distributed to the City of La Habra, who has been designated Treasurer of a jointly funded project on behalf of Brea, Cypress, La Palma, Los Alamitos, Staton and Villa Park. These urban county cities have joined in a collaborative effort with the entitlement jurisdictions of Buena Park, Fullerton, La Habra, Orange, Placentia, and Yorba Linda to develop these navigation centers where homeless in the North Service Planning Area (SPA) and receive shelter and services. The operators were procured through a competitive NOFA process by the City of Buena Park and and the City of Placentia; Alternative Sleeping Location located at 20652 Laguna Canyon Road Laguna Beach, CA 92651 will be allocated 3% of the PLHA allocation for the City of Laguna Beach; Activity 4) Yale Transitional Center located

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 | 2019 | 2020 | 2021 | 2022 | 2023 | 2019 | 2020 | 2021 | 2022 | |
|---|---------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------|
| Type of Activity for Persons Experiencing or At Risk of Homelessness | Navigation Center Capital Costs | Navigation Center Operating | Navigation Center Operating | Navigation Center Operating | Navigation Center Operating | Emergency Shelter Capital Costs | Emergency Shelter Operating | Emergency Shelter Operating | Emergency Shelter Operating | Emergency Shelter Operating | Supportive /Case Management Services | Supportive /Case Management Services | Supportive /Case Management Services | Supportive /Case Management Services | |
| §302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity | 35.00% | 35.00% | 35.00% | 35.00% | 35.00% | 25.00% | 25.00% | 25.00% | 25.00% | 25.00% | 10.00% | 10.00% | 10.00% | 10.00% | |
| §302(c)(4)(E)(ii) Area Median Income Level Served | 30% | 30% | 30% | 30% | 30% | 30% | 30% | 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 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 0 |
| §302(c)(4)(E)(ii) Projected Number of Households Served | 45 | 70 | 53 | 52 | 52 | 37 | 44 | 47 | 46 | 46 | 160 | 226 | 163 | 163 | 1204 |

| | | | | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| §302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

There are several projects that will continue be provided under Section 301(a)(6). They include: Activity 1) Buena Park Navigation Center located at 6494 Caballero Blvd, Buena Park, CA 90620 and Placentia Navigation Center located at 731 S. Melrose Street Placentia, CA 92870. These activities are considered a jointly funded project under the PLHA guidelines and will be allocated 35% of the PLHA allocation that will be distributed to the City of La Habra, who has been designated Treasurer of a jointly funded project on behalf of Brea, Cypress, La Palma, Los Alamitos, Staton and Villa Park. These urban county cities have joined in a collaborative effort with the entitlement jurisdictions of Buena Park, Fullerton, La Habra, Orange, Placentia, and Yorba Linda to develop the navigation centers and operating costs will be provided the remainder of the five-year period. Activity 2) Alternative Sleeping Location located at 20652 Laguna Canyon Road Laguna Beach, CA 92651 will be allocated 3% of the PLHA allocation for the City of Laguna Beach and Yale Transitional Center located at 1801 S. Greenville Santa Ana, CA 92704 will receive 25% of the funding on behalf of the unincorporated areas of the

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

| | | |
|--|--|-----------|
| §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 PLHA funds will be allocated to two urban county cities for activities under Section 301(a)(7) for accessibility modifications for seniors. The two jurisdiction are the City of Laguna Woods that will be allocated 2% of PLHA funds for accessibility modifications for seniors and the City of Seal Beach that will be allocated 3% of the PLHA funds for accessibility modifications for seniors. Therefore, a total 5% of the total PLHA allocation is to fund Section 302(a)(7) activities yearly and throughout the Five-Year term of the Plan. There will be no funding (zero percent) allocated under Section 301(a)(7) for Affordable Owner-occupied Workforce 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 | | | | | | | | | | |
|---|-------|-------|-------|-------|-------|--|--|--|--|--|--|--|--|--|--------------|
| §302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | | | | | | | | | | |
| §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 | N/A | N/A | N/A | N/A | N/A | | | | | | | | | | 0 |
| §302(c)(4)(E)(ii) Projected Number of Households Served | 24 | 29 | 29 | 29 | 29 | | | | | | | | | | 140 |
| §302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity | N/A | N/A | N/A | N/A | N/A | | | | | | | | | | |
| §302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. | | | | | | | | | | | | | | | |
| <p>The urban county City of Laguna Woods located at 24264 El Toro Rd Laguna Woods, CA 9263 7 offers an energy efficiency program to low income seniors. Laguna Woods is in the process of completing its agreement by November 2021.</p> <p>The City of Seal Beach located at 211 8th St Seal Beach, CA 90740. Their PLHA contract was executed in June 16, 2021. Since that time they have assisted 15 households. currently offers tub cuts for low-income seniors.</p> <p>Both jurisdictions will offer accessibility modifications to seniors with income at or below 60% AMI.</p> | | | | | | | | | | | | | | | |
| §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. | | | | | | | | | | | | | | | |
| <p>§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.</p> | | | | | | | | | | | | | | | |
| §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 (AOWH) | | | | |
| <p>The City of San Juan Capistrano joined the County as an urban County City effective July 1, 2021. During the first year PLHA the City of San Juan Capistrano did not apply for their year 1 allocation. Therefore the County is authorized to apply for the San Juan Capistrano allocation and administer the PLHA program for them. The City of San Juan Capistrano anticipates working with a developer for the creation of Affordable units. The County will provide a fiscal incentive in the form of a grant to the City of San Juan Capistrano provided that the city has made an equal or greater investment in the project. San Juan Capistrano will be using the PLHA funds for predevelopment, escrow closing and approval of entitlements for the approval of Affordable rental units. The project will consist of 40 units affordable to households with incomes at or below 30% AMI, Nine units will be for households at or below 50% AMI and the Manager unit will be available for households with income at or below 120% AMI. It is anticipated that San Juan Capistrano will loan the funds to the Developer. Any Program income they receive from residual rent recents must be used by the City of San Juan on any of the eligible activities.</p> | | | | | | | | | | | | | | | |
| <p>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).</p> | | | | | | | | | | | | | | | |

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|---|-------------------|-------------------|-------------------|-------------------|-------------------|--|--|--|--|--|--|--|--|--|--------------|
| Funding Allocation Year | 2019 | 2020 | 2021 | 2022 | 2023 | | | | | | | | | | |
| Type of Activity | Fiscal Incentives | Fiscal Incentives | Fiscal Incentives | Fiscal Incentives | Fiscal Incentives | | | | | | | | | | |
| Type of Affordable Housing Project | Rental | Rental | Rental | Rental | Rental | | | | | | | | | | |
| §302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity | 20% | 20% | 20% | 20% | 20% | | | | | | | | | | |
| §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 Note: complete for year 2019 & 2020 only | N/A | N/A | N/A | N/A | N/A | | | | | | | | | | 0 |
| §302(c)(4)(E)(ii) Projected Number of Households Served | N/A | N/A | N/A | N/A | 50 | | | | | | | | | | 50 |

| | | | | | | | | | | | | | | | |
|--|----|----|----|----|----|--|--|--|--|--|--|--|--|--|--|
| §302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects) | 55 | 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 City of San Juan Capistrano approved a Resolution authorizing the County to Apply on their behalf for PLHA funds on September 14, 2021. The City intends to use the funding to support pre-development activities including entering into a Disposition and Development Agreement with a Developer by June 30, 2022, initiate and close escrow by January 31, 2023, Process and receive approval of the Project Entitlement packet by January 24, 2024, and construction of the project to begin January 31, 2025. The City of San Juan Capistrano is providing \$5.9 million in Low Income Multi Family funds into the project. This allows the County of Orange to provide the PLHA incentive funds to the development.

Application Development Team (ADT) Support Form

Rev. 5/7/21

Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov. and PLHA@hcd.ca.gov. A member of the Application Development Team will respond to your request within ASAP.

| | | | | | | |
|---------------|------------------|-----------------|--|---------------------------|----------------|--------------|
| Full Name: | Rebecca Leifkes | Date Requested: | 10/6/21 | Application Version Date: | 12/7/21 | |
| Organization: | County of Orange | Email: | rebecca.leifkes@occr.ocgov.com | | Contact Phone: | 714/673-5194 |

Justification::I am needing to have application going with staff report or June 23, 2020 Board of Supervisor's meeting ready by this Thursday.

| Issue # | Program Name & | Tab | Section | Cell# | Update/Comment | Urgency | ADT Status | Status Date |
|---------|----------------|----------------|-------------------|-------|--|---------|------------|-------------|
| 1 | PLHA Supp App | 302(c)(4) Plan | Section 301(a)(6) | 77 | AJ-AL Need to add "2023" for the Final Year for Supportive Services | High | | |
| 2 | PLHA Supp App | 302(c)(4) Plan | Section 301(a)(6) | 78 | AJ-AL Need to add "Supportive Case Mgmt Services" 2023 Final Year for | High | | |
| 3 | PLHA Supp App | 302(c)(4) Plan | Section 301(a)(6) | 79 | RS TU VW XY ZAA ABAC ADAE AFAG AHAI AJAKAL 28 28 28 28 28 5 5 5 5 5 | High | | |
| 4 | PLHA Supp App | 302(c)(4) Plan | Section 301(a)(6) | 82 | AJAKAL 163 | High | | |
| 5 | PLHA Supp App | 302(c)(4) Plan | Section 301(a)(6) | 131 | RS TU VW XY ZAA need to change the 20% to 22 22 22 22 22 | High | | |
| 6 | | | | | | High | | |
| 7 | | | | | | High | | |
| 8 | | | | | | High | | |
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| 10 | | | | | | High | | |
| 11 | | | | | | High | | |
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