

**§302(c)(4) Plan**

Rev. 2/26/20

**§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 2 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; and 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) .

**§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, or 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.

**§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 providesupportive 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 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: Activity 1) Buena Park Navigation Center located at 6494 Caballero Blvd, Buena Park, CA 90620 and Activity 2) 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 45.55% of the PLHA allocation that will to 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; Activity 3) Alternative Sleeping Location located at 20652 Laguna Canyon Road Laguna Beach, CA 92651 will be allocated 3.54% of the PLHA allocation for the City of Laguna Beach; Activity 4) Yale Transitional Center located at 1801 S. Greenville Santa Ana, CA 92704 will receive 32.79% of the funding on behalf of the unincorporated areas of the county for development and/or ongoing operating costs. Therefore a total amount 36.33% of PLHA funding will go for emergency shelters; and Activity 5) The City of Dana Point located at 33282 Golden Lantern Dana Point, CA 92677 will receive 6.67% to provide outreach, case management, rapid rehousing and other services to homeless and those at risk of homelessness in Dana Point. A total of 88.55% will be to be allocated yearly for the five year period to Section 301(a)(6) activities.

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	2023
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters	Supportive Services	Supportive Services	Supportive Services	Supportive Services	Supportive Services

<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	45.55%	45.55%	45.55%	45.55%	45.55%	36.33%	36.33%	36.33%	36.33%	36.33%	6.67%	6.67%	6.67%	6.67%	6.67%	
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level	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	0
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	45	54	54	54	54	37	44	44	44	44	160	192	192	192	192	1402
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity ( <b>55 years required for rental housing projects</b> )	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	
<b>§302(c)(4)(E)(iii)</b> A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																
<p>On March 31, 2020, the Placentia Navigation Center opened 100 beds to homeless clients from the North SPA. The Buena Park Navigation Center is slated to open 125 beds in the Summer 2020. Due to the delay of the PLHA NOFA, many costs that were earmarked to be paid by PLHA funding, have been accruing and/or paid by other sources. Once PLHA Standard Agreement (Agreement) has been executed, any operating costs earmarked for PLHA allocations, that accrued beginning 6/23/19, will be allocated to the City of La Habra, as the Treasurer of the jointly funded project.</p> <p>The emergency shelter in Laguna Beach has been operating for many years. Laguna Beach will receive PLHA funds to reimburse costs accrued beginning 6/23/19, once the Agreement has been executed.</p> <p>The Yale Transitional Center is under development and is slated to open early Spring 2021. Once the Agreement is executed and invoices are submitted, payments cover construction, start up costs, and ongoing operation costs..</p> <p>The City of Dana Point will continue to provide supportive services that were previously funding through the Homeless Eemergency Assistance program, once the PLHA Agreement has been executed.</p>																
<b>§301(a)(7)</b> Accessibility modifications in Lower-income Owner-occupied housing.																
<b>§302(c)(4)(E)(i)</b> Provide a description of how allocated funds will be used for the proposed Activity.											Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing					
<p>The PLHA funds will be allocated to two urban county cities for activities under Section 301(a)(7) for accessibility modifications for seniors.</p> <p>The two jurisdiction are the City of Laguna Woods that will be allocated 2.59% of PLHA funds for accessibility modifications for seniors and the City of Seal Beach that will be allocated 3.86% of the PLHA funds for accessibility modifications for seniors. Therefore, a total 6.45% 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.</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).																
Funding Allocation Year	2019	2020	2021	2022	2023											
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	6.45%	6.45%	6.45%	6.45%	6.45%											

<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	60%	60%	60%	60%	60%										<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level	N/A	N/A	N/A	N/A	N/A										0
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	24	29	29	29	29										140
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity	N/A	N/A	N/A	N/A	N/A										
<b>§302(c)(4)(E)(iii)</b> A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															
The urban county City of Laguna Woods located at 24264 El Toro Rd Laguna Woods, CA 92637 offers an energy efficiency program to low income seniors. The City of Seal Beach located at 211 8th St Seal Beach, CA 90740 currently offers tub cuts for low-income seniors.															
Both jurisdictions are looking to expand their programs to offer accessibility modifications to seniors at or below 60% AMI once the PLHA Standard Agreement has been executed. They are currently revising their marketing materials and applications to include the PLHA eligible activities in their programs and anticipate offering the additional activities once the Agreement is fully executed, beginning Fall 2020 and continuing through the five year period.															
<b>§301(a)(8)</b> Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.															
<b>§301(a)(9)</b> Homeownership opportunities, including, but not limited to, down payment assistance.															
<b>§301(a)(10)</b> 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.															
<b>File Name:</b>	<b>Plan Adoption</b>	<b>§302(c)(4)(D)</b> 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.										Attached and on USB?	Yes		