

The California Department of Housing and Community Development has released a Notice of Funding Availability for the new Permanent Local Housing Allocation (PLHA) program. The funding is available to jurisdictions for housing related projects and programs that assist in addressing unmet housing needs. The ten eligible activities under the PLHA program are:

1. Predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, moderate-income households, including necessary operating subsidies.
2. Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs) that meet the needs of a growing workforce earning up to 120 percent of Area Median Income (AMI), or 150 percent of AMI in High-costs areas. ADUs must be available for occupancy for a term of no less than 30 days.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of 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 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.
7. Accessibility modifications in lower-income owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments
9. Homeownership opportunities, including, but not limited to, 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.

The City of San Clemente can receive \$189,040 the first year, and an estimated \$189,040 each additional year for a total estimated five year amount of \$945,200. The grant application requires the development of a five-year plan that details the manner in which the City intends to utilize the funds for eligible activities.

Staff recommends utilizing the funds to assist persons who are experiencing or at risk of becoming homeless and has developed the attached draft five-year plan for public input. Public comments are encouraged and may be submitted to [socialservices@san-clemente.org](mailto:socialservices@san-clemente.org)

## PERMANENT LOCAL HOUSING ALLOCATION (PLHA) 5-YEAR PLAN

### **Describe the manner in which allocated funds will be used for eligible activities:**

The City of San Clemente would use the PLHA funds to assist persons who are experiencing or at-risk of homelessness. The services would include: rapid re-housing, supportive case management, rental assistance, and operating costs for a navigation center that would provide consolidated service assistance for people to obtain and retain housing.

### **Provide a description of how allocated funds will be used for the proposed Activity:**

The City will partner with service providers to deliver homeless outreach and case management services, rental assistance to avoid eviction, permanent supportive and rapid re-housing. The City also plans to partner with a permanent supportive housing provider on project based permanent supportive and transitional housing through creation of new housing or preservation of existing housing. The City would also partner with an organization to establish and operate a navigation center to assist persons who are experiencing or at-risk of homelessness. The navigation center will provide a consolidated service hub where the at-risk or homeless population can connect to case management services, housing assistance, job training and many other services. The focus on outreach, prevention, and providing both transitional and permanent housing options will allow the City to respond and service the community with a cohesive approach to housing support.

### **The description of major steps/actions and a proposed schedule for the implementation and completion of the Activity:**

**The five-year plan consists of funding the following activities with the PLHA grant.**

#### **Funding Allocation Year 1 (2019)**

1. Approximately 50% of the funds will be allocated to contract with City Net. City Net is the largest non-profit homeless mobile outreach service provider in Orange County and would provide the following services for the City:

- \*Homeless outreach program (street outreach)
- \*Case management services
- \*Individual housing stabilization plans

2. Approximately 45% of the funds will be allocated to contract with Family Assistance Ministries (FAM). FAM is a non-profit organization that helps those in need with resources to help bridge the gap from dependency to self-sufficiency. They would provide the following services for the City:

- \*Rental assistance to avoid eviction
- \*Permanent Support Housing
- \*Rapid Re-Housing

3. Administrative costs 5%. City and provider costs incurred that are related to the administration of the activities.

<b>Year 1 Activity Summary</b>	<b>Service provider</b>
Homeless outreach program and case management	City Net
Rental assistance to avoid eviction. Permanent Support Housing. Rapid Re-Housing	FAM

**Funding Allocation Years 2 & 3 (2020 & 2021)**

1. Approximately 40% of the funds will be allocated to contract with City Net. City Net is the largest non-profit homeless mobile outreach service provider in Orange County and would provide the following services for the City:

- \*Homeless outreach program (street outreach)
- \*Case management services
- \*Individual housing stabilization plans

2. Approximately 35% of the funds will be allocated to contract with Family Assistance Ministries (FAM). FAM is a non-profit organization that helps those in need with resources to help bridge the gap from dependency to self-sufficiency. They would provide the following services for the City

- \*Rental assistance to avoid eviction
- \*Permanent Support Housing
- \*Rapid Re-Housing

3. Approximately 20% of the estimated funding will be allocated to partner with a permanent support housing provider for new construction, rehabilitation, or preservation of permanent and transitional housing.

4. Administrative costs 5%. City and providers costs incurred that are related to the administration of the activities.

<b>Years 2 &amp; 3 Activity Summary</b>	<b>Service Provider</b>
Homeless outreach program and case management	City Net
Rental assistance to avoid eviction. Rapid Re-Housing	FAM
Permanent Supportive Housing	TBD

**Funding Allocation Years 4 & 5 (2022 & 2023)**

1. Approximately 10% of the estimated funding will be allocated to the homeless outreach program.
2. Approximately 20% of the estimated funding will be allocated to partner with a permanent support housing provider for new construction, rehabilitation, or preservation of permanent and transitional housing.
3. Approximately 65% of the estimated funding will be allocated to partner with an organization to establish and operate a navigation center that will include case management services, housing assistance, job training and many other services.
4. Administrative costs 5%. City and providers costs incurred that are related to the administration of the activities.

<b>Years 4 &amp; 5 Activity Summary</b>	<b>Service provider</b>
Homeless outreach program	TBD
Permanent Supportive Housing	TBD
Navigation center	TBD