

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 checked="" 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 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 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 City of Citrus Heights plans to use PLHA funds for the following activities: 1) the predevelopment and development of a low income housing project which may include a request for proposals for the affordable housing development project (Sayonara Drive Development Project), conceptual design work, environmental analysis, site work, development costs as well as other associated fees and cost; 2) to continue to expand the City's Homeless Navigator Program, to assist persons who are experiencing or at-risk of 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 affordable housing development project on Sayonara Drive to be assisted with various PLHA funding years. PLHA funds will be used by households earning no more than 60% AMI. When possible, the City will prioritize households earning at or below 60% AMI for PLHA funded activities.

§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 City's Housing Element includes the following policies consistent with the City's PLHA plan: Goal #25: Provide adequate sites for a variety of housing opportunities to serve all residents, Goal #26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community, Goal #27, Policy F: Continue to implement strategies to redevelop Sayonara Drive with a goal of replacing housing units as per the Sayonara Redevelopment Plan, and Goal #28: Ensure housing opportunities for all segments of the community.

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.
 A percentage of PLHA funds will be used for the affordable housing development project on Sayonara Drive for ownership by households earning 60% AMI on vacant city-owned land on Sayonara Drive in Citrus Heights. The City estimates serving between 20-26 households.

Complete the table below for each proposed Affordable Rental Housing 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 Affordable Rental Housing Activity	70.0%	60.0%	60.0%	50.0%	50.0%										
§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 the AMI Level Note: complete for year 2019 & 2020 only	100	100	0	0	0										200
§302(c)(4)(E)(ii) Projected Number of Households Served	0	0	0	0	26										26
§302(c)(4)(E)(iv) 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.
 The affordable housing ownership development on Sayonara Drive to be assisted by a variety of funding allocation years. Years 2019, 2020 and 2021 is ready to begin predevelopment work. The City owns the vacant land and intends to use the PLHA funds to begin predevelopment work and has identified Habitat for Humanity Sacramento as the developer. The estimated construction date for this construction project will begin mid 2023/early 2024.

<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.</p>														
<p>§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.</p>														
<p>§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.</p>														
<p>§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.</p>														
<p>§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.</p>														
<p>§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.</p>														
<p>A percentage of PLHA funds will be used to provide supportive/case management services to persons at-risk or currently experiencing homelessness. The funds will be used to fund homeless navigation staff to provide services that enable people to obtain and retain housing. Given the demand for services, the City intends to fund this activity in all funding years (2019-2023).</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>														
Funding Allocation Year	2019	2020	2021	2022	2023									
Type of Activity for Persons Experiencing or At Risk of Homelessness	Supportive/Case Management Services	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	25.00%	35.00%	35.00%	45.00%	45.00%									
§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	140	140												280
§302(c)(4)(E)(ii) Projected Number of Households Served	120	120	120	120	120									600
§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									
<p>§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.</p>														
<p>The City currently has a Homeless Navigator Program in place; however, the current capacity doesn't meet the community's increasing needs. During funding year 2019, the City developed and implemented a plan to increase the current level of homeless services to meet the current need. These funds will be used to build on the current program and provide additional staffing and services to connect people experiencing homelessness with resources to assist in obtaining permanent housing.</p>														
<p>§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.</p>														
<p>§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.</p>														
<p>§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.</p>														
<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>														

Permanent Local Housing Allocation, 5-Year Plan AMENDMENT

Funding Allocation Year 2019 **\$ 312,759.00**

2019 Allocation for 2020 NOFA

Activity	Funding Percentage	Estimated Amount	Notes
Predevelopment and development of approximately 26 units of a variety of ownership housing on Sayonara Drive to meet the city's replacement requirement - 301 (a)(1)	70%	\$ 218,931.30	Sayonara Drive Redevelopment Project: Specific use of funds includes the pre-development and development of a low-income housing project which may include a request for proposals for an affordable housing project, conceptual design work, environmental analysis, site work, development costs as well as other associated fees and costs.
Continue and expand the city's Homeless Navigator Program that will serve those making less than 30% of AMI 301 (a)(6)	25%	\$ 78,189.75	Naviatgor Services Contract w/Sacramento Self-Help Housing. Citrus Heights Navigator(s) provide housing counseling services and resources for those at-risk or currently homeless.
Administration	5%	\$ 15,637.95	
TOTAL	100%	\$ 312,759.00	

Funding Allocation Year 2020 **\$ 486,125.00**

2020 Allocation for 2021 NOFA

Activity	Funding Percentage	Estimated Amount	Notes
Predevelopment and development of approximately 26 units of a variety of ownership housing on Sayonara Drive to meet the city's replacement requirement - 301 (a)(1)	60%	\$ 291,675.00	Sayonara Drive Redevelopment Project: Specific use of funds includes the pre-development and development of a low-income housing project which may include a request for proposals for an affordable housing project, conceptual design work, environmental analysis, site work, development costs as well as other associated fees and costs.
Assisting persons who are at risk or currently experiencing homelessness 301 (a)(6)	19%	\$ 92,363.75	Supplemental Navigaor funds will be used to provide housing deposits, motel stays, food, transporation, and essential services for people experiencing homelessness.
Continue and expand the city's Homeless Navigator Program that will serve those making less than 30% of AMI - 301 (a)(6)	16%	\$ 78,189.75	Naviatgor Services Contract w/Sacramento Self-Help Housing. Citrus Heights Navigator(s) provide housing counseling services and resources for those at-risk or currently homeless.
Administration	5%	\$ 24,306.25	
TOTAL	100%	\$ 486,534.75	

Funding Allocation Year 2021 **\$ 534,966.00**

2021 Allocation for 2022 NOFA

Activity	Funding Percentage	Estimated Amount	Notes
Predevelopment and development of approximately 26 units of a variety of ownership housing on Sayonara Drive to meet the city's replacement requirement - 301 (a)(1)	60%	\$ 320,979.60	Sayonara Drive Redevelopment Project: Specific use of funds includes the pre-development and development of a low-income housing project which may include a request for proposals for an affordable housing project, conceptual design work, environmental analysis, site work, development costs as well as other associated fees and costs.
Assisting persons who are at risk or currently experiencing homelessness 301 (a)(6)	20%	\$ 106,993.20	Supplemental Navigaor funds will be used to provide housing deposits, motel stays, food, transporation, and essential services for people experiencing homelessness.
Continue and expand the city's Homeless Navigator Program that will serve those making less than 30% of AMI 301(a)(6)	15%	\$ 80,244.90	Naviatgor Services Contract w/Sacramento Self-Help Housing. Citrus Heights Navigator(s) provide housing counseling services and resources for those at-risk or currently homeless.
Administration	5%	\$ 26,748.30	
TOTAL	100%	\$ 534,966.00	

Funding Allocation Year 2022 **\$ 271,147.13**

2022 Allocation for 2023 NOFA

Activity	Funding Percentage	Estimated Amount	Notes
Predevelopment and development of approximately 26 units of a variety of ownership housing on Sayonara Drive to meet the city's replacement requirement - 301 (a)(1)	50%	\$ 135,573.57	Sayonara Drive Redevelopment Project: Specific use of funds includes the pre-development and development of a low-income housing project which may include a request for proposals for an affordable housing project, conceptual design work, environmental analysis, site work, development costs as well as other associated fees and costs.
Assisting persons who are at-risk or currently experiencing homelessness 301 (a)(6)	15%	\$ 40,672.07	Supplemental Navigaor funds will be used to provide housing deposits, motel stays, food, transporation, and essential services for people experiencing homelessness.
Continue and expand the city's Homeless Navigator Program that will serve those making less than 30% of AMI 301(a)(6)	30%	\$ 81,344.14	Naviatgor Services Contract w/Sacramento Self-Help Housing. Citrus Heights Navigator(s) provide housing counseling services and resources for those at-risk or currently homeless.
Administration	5%	\$ 13,557.36	
TOTAL	100%	\$ 271,147.13	

Funding Allocation Year 2023 **\$ 271,147.12**

2023 Allocation for 2024 NOFA

Activity	Funding Percentage	Estimated Amount	Notes
Predevelopment and development of approximately 26 units of a variety of ownership housing on Sayonara Drive to meet the city's replacement requirement - 301 (a)(1)	50%	\$ 135,573.56	Sayonara Drive Redevelopment Project: Specific use of funds includes the pre-development and development of a low-income housing project which may include a request for proposals for an affordable housing project, conceptual design work, environmental analysis, site work, development costs as well as other associated fees and costs.
Assisting persons who are at-risk or currently experiencing homelessness 301 (a)(6)	15%	\$ 40,672.07	Supplemental Navigaor funds will be used to provide housing deposits, motel stays, food, transporation, and essential services for people experiencing homelessness.
Continue and expand the city's Homeless Navigator Program that will serve those making less than 30% of AMI 301(a)(6)	30%	\$ 81,344.14	Naviatgor Services Contract w/Sacramento Self-Help Housing. Citrus Heights Navigator(s) provide housing counseling services and resources for those at-risk or currently homeless.
Administration	5%	\$ 13,557.36	
TOTAL	100%	\$ 271,147.12	

1,876,554.00

Sayonara Drive Redevelopment Project	\$ 1,102,733.03
Supplemental Navigator Program	\$ 280,701.09
Self-Help Housing Navigator Staff Time	\$ 399,312.68
Administration	\$ 93,807.21
Total	\$ 1,876,554.00