

AUTHORIZING RESOLUTION OF _____

**AUTHORIZING THE APPLICATION AND ADOPTING THE PLHA PLAN FOR THE
PERMANENT LOCAL HOUSING ALLOCATION PROGRAM**

_____ of the
_____ of

_____ hereby consents to, adopts, and ratifies
the following resolution:

- A. WHEREAS, the Department is authorized to provide up to \$296 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2))).
- B. WHEREAS the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated 12/29/2023 under the Permanent Local Housing Allocation (PLHA) Program;
- C. WHEREAS _____ is an eligible Local government who has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation.
- D. WHEREAS the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients;

NOW THEREFORE BE IT RESOLVED THAT:

1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.
2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix B of the current NOFA _____ in accordance with all applicable rules and laws.

3. Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.
4. **Pursuant to Section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for the 2019-2023 Allocations is attached to this resolution, and Applicant hereby adopts this PLHA Plan and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.**
5. **If applicable:** Applicant certifies that it was delegated by _____ to submit an application on its behalf and administer the PLHA grant award for the formula allocation of PLHA funds, pursuant to Guidelines Section 300(c) and 300(d), and the legally binding agreement between the recipient of the PLHA funds and the Applicant is submitted with the PLHA application.
6. **If applicable:** Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.
7. **If applicable:** Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.
8. **If applicable:** Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.
9. **If applicable:** Applicant certifies that, if funds are used for the acquisition, construction or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(6)(A),(B) and (C).
10. **If applicable:** Applicant certifies that, if funds are used for the development of an Affordable Rental Housing Development, the Local government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local government-approved underwriting of the Project for a term of at least 55 years.
11. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.
12. _____ is/are authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of the _____ this
_____ day of, _____ 2024, by the following vote:

AYES: _____ ABSTENTIONS: _____ NOES: _____ ABSENT: _____

Signature of Approving Officer: _____

INSTRUCTION: The attesting officer cannot be the person identified in the resolution as the authorized signor

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, Officer of _____ does hereby attest and certify that the _____ Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the _____ which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST: _____
Signature of Attesting Officer

Attachment

Approved 2022 Amended PLHA Plan for the 2019-2023 Allocations

RESOLUTION NO. 079228

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

*** * * * ***

RESOLUTION: A) REPRESENTING AND CERTIFYING THAT IF THE COUNTY OF SAN MATEO DEPARTMENT OF HOUSING (DOH) RECEIVES A GRANT OF PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (CA HCD) PURSUANT TO THE AUGUST 17, 2022 PERMANENT LOCAL HOUSING ALLOCATION NOTICE OF FUNDING AVAILABILITY (PLHA NOFA) ATTACHED HERETO AS EXHIBIT A, THAT DOH WILL USE ALL SUCH FUNDS IN A MANNER CONSISTENT AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL STATUTES, RULES, REGULATIONS, AND LAWS, INCLUDING WITHOUT LIMITATION ALL RULES AND LAWS REGARDING THE PLHA PROGRAM, AS WELL AS ANY AND ALL CONTRACTS DOH MAY HAVE WITH THE CA HCD; AND B) AUTHORIZING AND DIRECTING DOH TO RECEIVE A PLHA GRANT, IN AN AMOUNT NOT TO EXCEED \$7,257,300, THE FIVE-YEAR ESTIMATE OF THE PLHA FORMULA ALLOCATIONS STATED IN APPENDIX C OF THE CURRENT CALIFORNIA PLHA NOFA, IN ACCORDANCE WITH ALL APPLICABLE RULES AND LAWS; AND C) REPRESENTING AND CERTIFYING THAT DOH AGREES TO USE THE PLHA FUNDS FOR ELIGIBLE ACTIVITIES AS APPROVED BY THE CA HCD AND IN ACCORDANCE WITH ALL PLHA PROGRAM REQUIREMENTS, PLHA PROGRAM GUIDELINES, OTHER RULES AND LAWS, AS WELL AS IN A MANNER CONSISTENT AND IN COMPLIANCE WITH THE STANDARD AGREEMENT, ITS APPLICATION, AND OTHER CONTRACTS BETWEEN DOH AND THE CA HCD; AND D) REPRESENTING AND CERTIFYING THAT DOH SHALL BE SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE STANDARD AGREEMENT, THE PLHA PROGRAM GUIDELINES, AND ANY OTHER APPLICABLE SB 2 GUIDELINES PUBLISHED BY THE CA HCD; AND E) REPRESENTING AND CERTIFYING THAT THE COUNTY HAS OR WILL SUBGRANT SOME OR ALL OF ITS PLHA FUNDS TO ANOTHER ENTITY OR ENTITIES. PURSUANT TO GUIDELINES SECTION 302(C)(3), "ENTITY" MEANS A HOUSING DEVELOPER OR PROGRAM OPERATOR, BUT DOES NOT MEAN AN ADMINISTERING LOCAL GOVERNMENT TO WHOM A LOCAL GOVERNMENT MAY DELEGATE ITS PLHA ALLOCATION; AND F) REPRESENTING AND CERTIFYING THAT IF FUNDS ARE USED FOR THE DEVELOPMENT OF AN AFFORDABLE RENTAL HOUSING DEVELOPMENT, THE LOCAL GOVERNMENT SHALL MAKE PLHA ASSISTANCE IN THE FORM OF A LOW-INTEREST, DEFERRED LOAN TO THE SPONSOR OF THE PROJECT, AND SUCH LOAN SHALL BE EVIDENCED THROUGH A PROMISSORY NOTE SECURED BY A DEED OF TRUST AND A REGULATORY AGREEMENT SHALL RESTRICT OCCUPANCY AND RENTS IN ACCORDANCE WITH A LOCAL GOVERNMENT-APPROVED UNDERWRITING OF THE PROJECT FOR A TERM OF AT LEAST 55 YEARS; AND G) APPROVING, PURSUANT TO SECTION 302(C)(4) OF THE PLHA FINAL GUIDELINES, THE COUNTY'S AMENDED PLHA PLAN ATTACHED HERETO

AS EXHIBIT B, AND CERTIFYING COMPLIANCE WITH ALL PUBLIC NOTICE, COMMENT AND HEARING REQUIREMENTS IN ACCORDANCE WITH THE GUIDELINES; AND H) AUTHORIZING THE DEPARTMENT OF HOUSING DIRECTOR TO EXECUTE THE PLHA PROGRAM APPLICATION, THE PLHA STANDARD AGREEMENT AND ANY SUBSEQUENT AMENDMENTS OR MODIFICATIONS THERETO, AS WELL AS ANY OTHER DOCUMENTS WHICH ARE RELATED TO THE PROGRAM OR THE PLHA GRANT AWARDED TO APPLICANT, AS THE CA HCD MAY DEEM APPROPRIATE.

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, the Permanent Local Housing Allocation (“PLHA”) Program, which is administered by the State of California Department of Housing and Community Development (“CA HCD”) is authorized to provide up to \$335 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2))); and

WHEREAS, the CA HCD issued PLHA Final Guidelines (Guidelines) in October 2019 and the first PLHA Program Notice of Funding Availability (NOFA) on February 26, 2020; and

WHEREAS, the County of San Mateo, through its Department of Housing (DOH), is an eligible Local government who applied for program funds to administer one or more eligible activities. On May 19, 2020, the Board of Supervisors approved

Resolution No. 077442, which authorized and directed the DOH to develop and submit an application to CA HCD for PLHA funds on behalf of the County. On June 21, 2020, the Board of Supervisors approved Resolution No. 077602, which authorized and adopted the initial PLHA Plan; and

WHEREAS, The County was granted an allocation not to exceed the five-year estimate of the PLHA formula allocation of \$7,257,300 and the County represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the CA HCD; and

WHEREAS, the CA HCD issued a NOFA for the 2021 calendar year PLHA funds dated 8/17/2022 under the PLHA Program; and

WHEREAS, the CA HCD may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the CA HCD and PLHA grant recipients; and

WHEREAS, pursuant to section 302(c)(4) of the Guidelines, the County's amended PLHA Plan is attached hereto as Exhibit B, and the County certifies compliance with all public notice, comment and hearing requirements in accordance with the Guidelines; and

WHEREAS, no public comments were received; however, if comments were received, they would have been incorporated into the amended PLHA Plan to be submitted to HCD; and

WHEREAS, DOH seeks the necessary approval of Board of Supervisors for the Amended PLHA Plan and PLHA Application prior to their submission on behalf of the County.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors of the County of San Mateo, State of California, hereby adopts this Resolution:

A) Representing and certifying that if the County of San Mateo Department of Housing (DOH) receives a grant of PLHA funds from the CA HCD pursuant to the August 17, 2022 PLHA NOFA attached hereto as Exhibit A, that DOH will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts DOH may have with the CA HCD; and

B) Authorizing and directing DOH to receive a PLHA grant, in an amount not to exceed \$7,257,300, the five-year estimate of the PLHA formula allocations stated in Appendix C of the current California PLHA NOFA, in accordance with all applicable rules and laws; and

C) Representing and certifying that DOH agrees to use the PLHA funds for eligible activities as approved by the CA HCD and in accordance with all PLHA Program requirements, PLHA Program Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement, its Application, and other contracts between DOH and the CA HCD; and

D) Representing and certifying that DOH shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines, and any other applicable SB 2 guidelines published by the CA HCD; and

E) Representing and certifying that the County has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), “entity” means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation; and

F) Representing and certifying that if funds are used for the development of an Affordable Rental Housing Development, the Local government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local government-approved underwriting of the Project for a term of at least 55 years; and

G) Approving, pursuant to section 302(c)(4) of the PLHA Final Guidelines, the County’s amended PLHA Plan attached hereto as Exhibit B, and certifying compliance

with all public notice, comment and hearing requirements in accordance with the Guidelines; and

H) Authorizing the Department of Housing Director to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the CA HCD may deem appropriate.

* * * * *

RESOLUTION NUMBER: 079228

Regularly passed and adopted this 18th day of October, 2022

AYES and in favor of said resolution:

Supervisors:

DAVE PINE

CAROLE GROOM

DON HORSLEY

WARREN SLOCUM

DAVID J. CANEPA

NOES and against said resolution:

Supervisors:

NONE



President, Board of Supervisors
County of San Mateo
State of California

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



Assistant Clerk of the Board of Supervisors

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.	☒ 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.	☐ YES	
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.	☐ 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.	☐ YES	
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	☐ 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.	☒ YES	
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	☐ YES	
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	☐ YES	
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.	☐ 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.	☐ 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 San Mateo plans to use the funds in a very similar fashion as in its initial Plan: 1) In alignment with PLHA Activity, 301(a)(1), a little less than half of the funds each year will be directed toward the predevelopment, development, acquisition, rehabilitation, and/or preservation of housing that is affordable to extremely low income through moderate income households through the County's annual Affordable Housing Fund (AHF) process; 2) In alignment with PLHA Activity, 301(a)(6), assist persons who are experiencing or at risk of experiencing homelessness with rental assistance; and 3) Also in alignment with PLHA Activity, 301(a)(6), assisting persons who are experiencing or at risk of experiencing homelessness by providing needed financial support for the County's emergency shelters (including the Navigation Center) and Core service providers. This includes both operational support as well as support for their intensive case management services that address the root causes of a household's barriers to housing. The main difference between this amended Plan and the initial Plan is the explicit distinction between shelter operations and case management services (in the initial Plan, these two activities had been combined into an "Emergency Shelter" category). In addition, in this Amended Plan, rapid re-housing services will no longer be included as they will be largely funded via different sources and County Departments.															
§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 County of San Mateo's Affordable Housing Fund (AHF) funds new construction of multifamily affordable rental housing projects, multifamily re-syndication-rehabilitation projects for existing deed-restricted multifamily affordable rental housing developments, and new construction of multifamily affordable first-time homeownership projects. An explicit goal of the AHF is to "Target AHF funds to very low- and extremely low-income affordable housing units." The scoring rubric used for the AHF ensures that projects are competitive. In general, awards are made as loans secured with 55-year affordability covenants. Loan terms are outlined in the County's LOAN TERMS, UNDERWRITING GUIDELINES, and POLICIES document, located at: https://www.smcgov.org/media/125946/download?inline=															
§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 County of San Mateo's Housing Element plan expressly identifies shortfalls in the production of affordable, multifamily rental buildings and a resulting lack of availability for this type of dwelling. Investing PLHA funds in the County's AHF projects contributes both to increasing the supply of units through new construction as well as specifically increasing the availability of units affordable to households with incomes below the median. The Housing Element also identifies the needs of persons at risk of homelessness, primarily due to high housing costs. The Element identified cost burden as the primary cause of that risk so supporting households during periods of financial stress with rental assistance being one of the preferred strategies. The Housing Element also identified services for the rising proportion of chronically homeless individuals as another key need. This amended Plan, therefore, will increase the County's support for the operations of and intensive case management provided by Core and emergency shelters that primarily serve that population.															
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. As aforementioned, the County of San Mateo's Affordable Housing Fund (AHF) funds new construction of multifamily affordable rental housing projects, multifamily re-syndication-rehabilitation projects for existing deed-restricted multifamily affordable rental housing developments, and new construction of multifamily affordable first-time homeownership projects. An explicit goal of the AHF is to "Target AHF funds to very low- and extremely low-income affordable housing units." The scoring rubric used for the AHF ensures that projects are competitive. In general, awards are made as loans secured with 55-year affordability covenants. Loan terms are outlined in the County's LOAN TERMS, UNDERWRITING GUIDELINES, and POLICIES document, located at: https://www.smcgov.org/media/125946/download?inline=															
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	45.0%	45.0%	45.0%	45.0%	45.0%										
§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	63	63	63	63	63										315
§302(c)(4)(E)(ii) Projected Number of Households Served	10	11	12	13	14										60
§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. PLHA funds will be included in the County's annual Affordable Housing Fund's (AHF) Notice of Funding Availability (NOFA) process. The County has completed the AHF NOFA process annually for the past eight years and successfully awarded more than \$150 million dollars in funds from various sources. The first two years of PLHA funds were committed to a project sourced through this process. The County recently released its AHF 10.0 NOFA and funding – likely including PLHA funds - will be made in the fall of 2022.															

§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.

For 301(a)(6) activities, funds will go to supporting unsheltered households as well as those at risk of losing shelter. As outlined in the initial Plan, in the first two years, PLHA funds will be used to support an emergency shelter as well as a rental assistance project, which is assisting low-income individuals facing displacement due to an expiring affordable housing covenant. In subsequent years, PLHA funds will be incorporated into the County's annual Public Services/federal funds NOFA, Equity Innovation Fund NOFA, or other NOFA/procurement processes to support the County's emergency shelters (including the Navigation Center) and Core service providers. As initially planned, but not called out explicitly in the original PLHA Plan, PLHA funds will assist with the shelters' operating costs as well as the costs of delivering intensive case management services designed to address the underlying barriers to stable housing. Rapid rehousing will no longer be supported via PLHA funds and have been omitted from this amended plan. Note: Area Median Income for activity 301(a)(6) for 2019 should be 60% as approved in round 1.

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	2019	2019	2020	2020	2020	2021	2021	2022	2022	2023	2023	2023		
Type of Activity for Persons Experiencing or At Risk of Homelessness	Rental Assistance (term of six months)	Supportive /Case Management Services	Emergency Shelter Operating	Rental Assistance (term of six months)	Supportive /Case Management Services	Emergency Shelter Operating	Supportive /Case Management Services	Emergency Shelter Operating	Supportive /Case Management Services	Emergency Shelter Operating	Supportive /Case Management Services		Navigation Center Operating		
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	18.00%	14.00%	18.00%	16.00%	17.00%	17.00%	30.00%	20.00%	30.00%	20.00%	27.00%		23.00%		
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30%		30%		TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	85%	85%	85%	85%	85%	85%									5.1
§302(c)(4)(E)(ii) Projected Number of Households Served	6	20	5	6	20	5	30	5	25	5	20		7		154
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)															
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															
Every year, the County of San Mateo issues a variety of public NOFAs announcing federal, State (including PLAH funds) and local funding opportunities for organizations, which provide assistance to those experiencing or at risk of homelessness including rental assistance, supportive/case management service, and operating costs for shelters and navigation centers. In general, contracts commence on the first day of the fiscal year, (July 1) and provide the grantee with approximately 12 to 24 months to complete their planned activities.															
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.															
§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.															
§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.															