

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 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	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.