

# Permanent Local Housing Allocation (PLHA) Formula Allocation

## 5-Year Plan **Amendment Form**



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<b>PLHA Formula - Amendment for years 2020, 2021, 2022, 2023</b>		Rev. 01/23/24
<b>§301 Eligible Activities</b>		
<b>§301(a) Eligible activities are limited to the following:</b>	<b>Select below:</b>	
<b>§301(a)(1)</b> 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.	<b>No</b>	
<b>§301(a)(2)</b> 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.	<b>No</b>	
<b>§301(a)(3)</b> Matching portions of funds placed into Local or Regional Housing Trust Funds.	<b>No</b>	
<b>§301(a)(4)</b> Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.	<b>No</b>	
<b>§301(a)(5)</b> Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	<b>No</b>	
<b>§301(a)(6)</b> 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.	<b>Yes</b>	
<b>§301(a)(7)</b> Accessibility modifications in Lower-income Owner-occupied housing.	<b>Yes</b>	
<b>§301(a)(8)</b> Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	<b>No</b>	
<b>§301(a)(9)</b> Homeownership opportunities, including, but not limited to, down payment assistance.	<b>No</b>	
<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>No</b>	

**§302(c)(4) Plan** Rev. 01/23/24

**§302(c)(4)(A)** Describe the manner in which allocated funds will be used for eligible activities.  
 The County of Orange plans to use its PLHA funds for two (2) activities: 1) 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 regional emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing;" and 2) 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)."

In Year 2, the County's Five-Year Plan also included Section 301(a)(10), "Fiscal incentives made by a county to a city within the county" on behalf of the City of San Juan Capistrano (as part of the Urban County city). However, the County was advised that the funding allocation for San Juan Capistrano was denied due to San Juan Capistrano not delegating the County administrator of San Juan Capistrano's funds. But since this activity was included in the County Five-Year Plan last year, this amendment is necessary to remove this activity. San Juan Capistrano will apply for its allocation directly from the State, and will not be included in the County's Five-Year Plan.

**§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 Services Planning Area (North SPA), one of the regional shelters throughout Orange County, or those who will be assisted in Dana Point and Laguna Beach with case management and/or homeless supportive services including rapid rehousing and rental assistance in, will have household incomes of no more than 60% AMI. In addition, all seniors who are assisted with accessibility modifications to their owner-occupied units in Laguna Woods and Seal Beach 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 in the County of Orange's Cycle 5 Housing Element that are consistent with the PLHA Five Year Plan. They include Strategy (1f)(7): The County of 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, regional shelters that are local, regional and transitional, as well as activities that provide supportive services for homeless and those at risk of homelessness. In addition, 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. The County received comments from HCD on the County's HE third draft and hopes to resubmit late Spring.

**Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))**

**§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.

There are three (3) types of activities that will be provided under Section 301(a)(6). They include: 1) Navigation center capital and operating costs for Buena Park Navigation Center, located at 6494 Caballero Blvd, Buena Park, CA 90620 and Placentia Navigation Center, located at 731 S. Melrose Street Placentia, CA 92870, will be allocated 45.54% of the 2020 PLHA allocation and 45% of the 2021-23 PLHA allocation; 2) Regional Emergency Shelter capital and operating costs for the County of Orange located at 601 N. Ross Street, 5th floor, Santa Ana 92705 will be allocated 32.8% of the 2020 PLHA allocation and 32% of the 2021-23 PLHA allocation on behalf of the unincorporated areas of the county and Laguna Hills for development and/or ongoing operating costs of regional emergency shelters countywide; 3) Supportive/Case Management for the City of Laguna Beach, located at 505 Forest Avenue, Laguna Beach, CA 92651 will be allocated 3.54% of the 2020 PLHA allocation and 4% of the 2021-23 PLHA allocation to provide these services throughout the City of Laguna Beach and the City of Dana Point, located at 33282 Golden Lantern, Dana Point, CA 92677, that will be allocated 6.67% of the 2020 PLHA allocation and 7% of the 2021-23 PLHA allocation to provide outreach, case management, rapid rehousing, and other services to homeless and those at risk of homelessness throughout Dana Point. A total of 88.55% of the 2020 PLHA allocation and 88% of the 2021-23 PLHA allocation will go towards Section 301(a)(6) activities.

Complete the table below for each proposed Activity to be funded with 2020-2023 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	2020	2021	2022	2023	2020	2021	2022	2023	2020	2021	2022	2023			
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating	Emergency Shelter Capital & Operating Costs	Emergency Shelter Capital & Operating Costs	Emergency Shelter Capital & Operating Costs	Emergency Shelter Capital & Operating Costs	Supportive/Case Management Services	Supportive/Case Management Services	Supportive/Case Management Services	Supportive/Case Management Services			
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	45.54%	45.00%	45.00%	45.00%	32.80%	32.00%	32.00%	32.00%	10.21%	11.00%	11.00%	11.00%			
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%			<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level <b>Note: complete for years 2020, 2021, 2022 only</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			0
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	70	53	52	52	44	47	46	46	226	163	163	163			1125
<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			

**§302(c)(4)(E)(iii)** A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Activity 1) Buena Park Navigation Center, located at 6494 Caballero Blvd, Buena Park, CA 90620 and Placentia Navigation Center, located at 731 S. Melrose Street, Placentia, CA 92870. These locations have been completed and are currently serving clients nightly. Activity 2) Regional Emergency Shelter Capital and operating costs provided by the County of Orange were utilized for the development of Yale Transitional Shelter for the first year with ongoing operations being carried out with PLHA funds starting in the second year. Future year funds will be utilized to fund regional shelters throughout the County of Orange. 3) County Office of Care Coordination oversees contract with the City of Laguna Beach for case management and homeless supportive services. The City of Dana Point contracts with the County Office of Care Coordination, who will oversee the activities. This contract will provide outreach, case management, rapid rehousing and other services to homeless and those at risk of homelessness in Dana Point.

**§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.**

**§302(c)(4)(E)(i)** Provide a detailed and complete description of how allocated funds will be used for the proposed Activity. **Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing**

The PLHA funds will continue to be allocated to two Urban County cities for activities under Section 301(a)(7) for accessibility modifications for seniors. All clients will have incomes at or below 60% Area Median Income. The two jurisdictions are 1) the City of Laguna Woods located at 24264 El Toro Rd, Laguna Woods, CA 92637, that will be allocated 2.59% in 2020, 3% in 2021-23 of PLHA funds for accessibility modifications for seniors; and 2) the City of Seal Beach located at 211 8th St., Seal Beach, CA 90740 that will be allocated 3.86% in 2020, 4% in 2021-23 of the PLHA funds for accessibility modifications for seniors. Therefore, a total of 6.45% in 2020 and 7% in 21-23 of the PLHA allocation is to fund Section 302(a)(7) 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.

Complete the table below for each proposed Activity to be funded with 2020-2023 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	2020	2021	2022	2023											
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	6.45%	7.00%	7.00%	7.00%											
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	60%	60%	60%	60%											<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level <b>Note: complete for years 2020, 2021, 2022 only</b>	N/A	N/A	N/A	N/A											0
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	29	29	29	29											116
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity	N/A	N/A	N/A	N/A											

**§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.**

The City of Laguna Woods is working on the details for its operational blueprint of the Accessibility Improvement Reimbursement Program. The County will work with the City of Laguna Woods to enter into a Year 2 contract to expend funds in a timely manner. A contract was entered in on July 13, 2023 with the City of Seal Beach for Year 2 funds with the program relaunching

**File Name:** **Plan Adoption Reso** **§302(c)(4)(D) 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.**  **Uploaded to HCD?**  **Yes**

Total Percentage of Funds Allocated Calculator (2020 - 2023)

2020 Allocation	
Admin	0%
Funds Allocated	95%
<b>Total Percentage of Funds Allocated for 2020</b>	<b>95%</b>

2021 Allocation	
Admin	0%
Funds Allocated	95%
<b>Total Percentage of Funds Allocated for 2021</b>	<b>95%</b>

2022 Allocation	
Admin	0%
Funds Allocated	95%
<b>Total Percentage of Funds Allocated for 2022</b>	<b>95%</b>

2023 Allocation	
Admin	0%
Funds Allocated	95%
<b>Total Percentage of Funds Allocated for 2023</b>	<b>95%</b>