

§302(c)(4) Plan

Rev. 10/28/19

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

The Community Development Commission plans to use funds to develop, preserve, and accelerate the pace of multifamily and single family development of below market-rate housing for low-, very low-, and extremely low-income households through 1)predevelopment, development, acquisition, rehabilitation and preservation of ownership and rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households in the form of deferred payment loans to qualified developers, public entities, groups, and individuals to undertake activities which create, maintain, or expand the County's affordable housing stock. Program income (generated through any surplus cash repayment, loan repayment, etc.) will be reused for eligible activities specified in Section 301 of the Permanent Local Housing Allocation (PLHA) program guidelines, in accordance with CA HSC § 50834. Program income will be allocated by category according to the latest approved PLHA 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).

One of the criterion used to weigh project applications is the creation or preservation of the greatest number of affordable housing units affordable to the lowest-income populations. The Commission uses scoring mechanisms that favor feasible projects with greater depth of affordability for extremely-low, very-low and low-income households.

§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's General Plan Housing Element lays out goals to increase the supply of affordable housing through new construction and preserve existing affordable housing stock for low-income and special needs populations through rehabilitation, flood and earthquake hazard mitigation measures, and performing modifications for people with disabilities. The goals of this Plan for PLHA funds will be:

- a) Creation or preservation of the greatest number of affordable housing units, affordable to the lowest-income populations.
- b) Creation of housing opportunities throughout the County, in incorporated cities as well as in the unincorporated County, so that housing is effectively distributed throughout the County. Specific locations may be prioritized based on the County's Regional Housing Needs Allocation or other needs assessments or market studies which may be periodically undertaken by the Commission or the County.
- c) Utilization of Housing Opportunity Sites identified by the County and sites identified by the incorporated cities and town in Sonoma County. Integration with health and human service systems and programs designed to aid those people experiencing poverty to live independently or to achieve economic self-sufficiency.
- d) Collaboration with local jurisdictions and other funders of affordable housing.

Activities Detail (Must Make a Selection on Plan Instructions and Page 1 Worksheet)

§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 description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The Community Development Commission issues an annual Notice of Funding Availability (NOFA) and requests funding proposals from eligible applicants for eligible affordable housing projects in Sonoma County. Staff holds a technical assistance session for any interested applicant to provide detailed application requirements and guiding principals for project eligibility. The funding is awarded through a competitive process which are consistent with the Sonoma County Loan Policies, County Fund for Housing Funding Policies, and intended to further the goals of the County's General Plan Housing Element and the Board of Supervisors Strategic Priorities. Applicants must attend a public hearing, at the conclusion of the hearing the Community Development Committee will make funding recommendations to the Sonoma County Board of Supervisors who makes the final funding decisions.

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	75%	75%	75%	75%	75%										
§302(c)(4)(E)(ii) Area Median Income Level Served	50%	50%	50%	50%	50%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	120	108	108	108	108										552
§302(c)(4)(E)(ii) Projected Number of Households Served	120	108	108	108	108										552
§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.

Each year, funds will be awarded through a Notice of Funding Availability, issued concurrently with the County Fund for Housing Notice of Funding Availability in late Summer. Staff will review project applications and prepare recommendations for review and consideration by the Community Development Committee, an advisory body made up of representatives from each Supervisorial District as well as Housing Choice Voucher Tenants, and review by the Cities and Towns Advisory Committee, an advisory body made up of cities and towns who are members of the Urban County entitlement jurisdiction. Implementation and completion of each individual project funded will vary. Priority will be given to projects that score well in readiness.

§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>§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.</p>	<p>Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing</p>
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As required by the Permanent Local Housing Allocation Guidelines, at least 20% of funds will be set-aside for affordable workforce housing. Funds will be awarded through the same NOFA process described above but applicants will be asked to indicate if a project is designed to receive the set-aside funds.

Complete the table below for each proposed Affordable Rental and Ownership 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									
Type of Affordable Housing Activity	Owner	Owner	Owner	Owner	Owner									
§302(c)(4)(E)(ii) Area Median Income Level Served	120%	120%	120%	120%	120%									TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	1	1	1	1	1									5
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	20%	20%	20%	20%	20%									
§302(c)(4)(E)(ii) Projected Number of Households Served	1	1	1	1	1									5
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	30 Years	30 years	30 Years	30 years	30 Years									

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.

Each year, funds will be awarded through a Notice of Funding Availability, issued concurrently with the County Fund for Housing Notice of Funding Availability in late Summer. Staff will review project applications and prepare recommendations for review and consideration by the Community Development Committee, an advisory body made up of representatives from each Supervisorial District as well as Housing Choice Voucher Tenants, and review by the Cities and Towns Advisory Committee, an advisory body made up of cities and towns who are members of the Urban County entitlement jurisdiction. Implementation and completion of each individual project funded will vary. Priority will be given to projects that score well in readiness.

§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 description of how allocated funds will be used for the proposed Activity.

Through the Notice of Funding Availability issued concurrently with the County Fund for Housing NOFA, projects that include homeless dedicated units as a portion of overall units and that include deep income targeting will be ranked highly in the applicable categories.

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	2020	2021	2022	2023											
Type of Activity for Persons Experiencing or At Risk of Homelessness	Permanent	Permanent	Permanent	Permanent	Permanent											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	75%	75%	75%	75%	75%											
§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	13	12	12	12	12											61
§302(c)(4)(E)(ii) Projected Number of Households Served	13	12	12	12	12											61
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	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.

Each year, funds will be awarded through a Notice of Funding Availability, issued concurrently with the County Fund for Housing Notice of Funding Availability in late Summer. Staff will review project applications and prepare recommendations for review and consideration by the Community Development Committee, an advisory body made up of representatives from each Supervisorial District as well as Housing Choice Voucher Tenants, and review by the Cities and Towns Advisory Committee, an advisory body made up of cities and towns who are members of the Urban County entitlement jurisdiction. Implementation and completion of each individual project funded will vary. Priority will be given to projects that score well in readiness.

§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.

File Name:	Plan Adoption	§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.	Attached and on USB?	Yes
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