

§302(c)(4) Plan

Rev. 5/20/20

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

The City of Anaheim will use PLHA funds to provide gap financing for the development of new affordable multifamily rental housing projects serving households earning 60% of Area Median Income (AMI) and below. PLHA funds will also be used to provide down payment assistance to households with up to 120% of AMI.

§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 City will use PLHA funds for gap financing on the following four (6) affordable rental housing projects (2 Alternate Sites): The Karcher site which is estimated to provide 330 multi-generational affordable units all serving households earning 30% to 60% AMI, the Matrix Site with 80 units serving 30% to 60% AMI, Lemon & Santa Ana Sites are anticipated to provide 30 workforce family rental units serving households earning 30% to 60% AMI, (Alternate Site: Should the Lemon & Santa Ana Site not move forward the City is prepared to move forward with a 75-unit Senior development serving seniors at 30% to 60% of AMI, and the Center of Hope (Salvation Army) with 72 units serving homeless persons earning 30% or below of AMI. In addition to the development of affordable housing projects, the City will also use PLHA funds to provide up to \$100,000 in downpayment assistance loans to moderate income households to purchase homes. The Avanti site which currently received Preliminary Funding Commitment, will provide townhomes for sale to moderate households. (Alternate Site: The City is working with Habitat for Humanity on the development of two (2) City-owned sites with a 4-unit homeownership development that will be affordable to low- and Moderate income households. This project is proposed to be an alternate to the Avanti Townhome development should it not move forward).

§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 affordability requirements of the Plan are consistent with the affordability requirements of the Anaheim Housing Element which requires the creation of affordable housing units for Extremely Low, Very Low, Low-and Moderate income levels.

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

The proposed Plan directs over 80% of the City's PLHA funds to the development of new affordable rental housing projects serving households earning up to 60% of the Area Median Income (AMI). The use of PLHA funds for the creation of affordable rental housing units and homeownership down payment assistance is consistent with City's adopted 2014-2021 Housing Element. The City currently has several affordable housing projects in the pipeline that are in need of gap financing. Below are the projects that can utilize PLHA funds.

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	2020		2021				2022				2023				
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	100.00%		100.00%				100.00%				100.00%				
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	120%	30%	50%	60%	120%	30%	50%	60%	120%	30%	50%	60%	120%	TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	70	2	20	32	27	1	81	132	112	5	18	30	26	1	557
§302(c)(4)(E)(ii) Projected Number of Households Served	70	2	20	32	27	1	81	132	112	5	18	30	26	1	557

§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	
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§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.
 Activity funding for 2021: Center of Hope (Salvation Army)-Approved the issuance of a Preliminary Award Letter to the Salvation Army Corporation (SAC) in support of the Center of Hope 72-unit Permanent Supportive Housing Phase 1 Project. SAC is currently in the process of securing additional financing from multiple sources. Activity Funding for 2022: Matrix Site - City entered into an Exclusive Negotiation Agreement (ENA) with the developer to determine the scope of the development for an 80-unit affordable housing project. Activity Funding for 2023: Lemon & Santa Ana Sites: City currently owns two sites in which both properties will be developed with a 30-unit workforce family affordable housing project. (Alternate Site: Potential Senior Site: City currently owns the site and is working with an adjacent affordable housing developer to develop a new 75-unit senior housing project. This is proposed to be an alternate project should Lemon & Santa Ana not move forward). Activity Funding for 2024: Karcher Site: Purchased the site in 2019. City currently

§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.

§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.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.	Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)	
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A total of 20% of the PLHA funds will be used to provide downpayment assistance to a growing workforce earning up to 120% AMI.

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														
Type of Homeowner Assistance	Home Buyer Assistance															
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%															
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	120%														TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	29	262														291
§302(c)(4)(E)(ii) Projected Number of Households Served	29	262														291

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	30															
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																
Activity Funding for 2020 - City approved a Preliminary Funding Commitment Letter allocating funds for the first-time homebuyer downpyament assistance property. (Alternate Site: The City is working with Habitat for Humanity on the development of two (2) City-owned sites with a 4-unit homeowerhsip development that willl be affordable to low- and Moderate income households. This project is proposed to be an alternate to the Avanti Townhome development should it not move forward).																
§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?				