

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 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 allocated funds will be used for Activity 1. Specifically, the City, through a loan agreement with a highly qualified nonprofit affordable housing developer, will provide predevelopment funds to jumpstart design and entitlement work on the project. The project is anticipated to provide 80 units of senior affordable housing, where these funds will be directed, as well as 65 units of family affordable housing.

§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).

By investing PLHA funds in predevelopment of affordable rental housing the City is directly investing in the development of affordable housing. This project will utilize LIHTC financing, which targets rents at a maximum 80% AMI, requiring that there will be an addition of units for households at or below 60% AMI within the newly constructed project. While the income limitations allow the developer to allow for unit restrictions to include households up to 80% AMI, the project will work to obtain other funding sources and anticipates that the vast majority of the units will be occupied by households at or below 60% AMI.

§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 Plan is consistent with the City's Housing Element framework, including Goal 2, "Creation/Facilitation - Promote the provision and/or access of housing by both the private and public sectors for all income groups in the community." Within this Housing Element goal are a number of specific programs and which will be supported by this Plan. Those include:
Program CRT-4.1 - Site acquisition for affordable housing.
Program CRT-4.2 - Support and pursue funding applications for affordable housing.

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.

The allocated funds will be used for Activity 1. The City has received a request for predevelopment funding from a nonprofit developer who has recently begun the design and entitlement process for a two-building affordable housing project located near downtown South San Francisco. These early predevelopment funds will allow the developer to move forward more quickly with design and entitlements. This early initial funding will also make the project more competitive in applying to other funding sources.

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	100.0%	100.0%	100.0%	100.0%	100.0%										
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	80%	55%	55%	55%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for year 2019 & 2020 only	60	60													120
§302(c)(4)(E)(ii) Projected Number of Households Served	80	80													160
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years														
<p>§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.</p> <p>On April 10, 2024 South San Francisco staff will go to the City Council to receive approval to submit the amendment to the PLHA application and execute the PLHA Standard Agreement. At the Same meeting the City Council will authorize staff to execute a predevelopment loan for an affordable rental housing project. The project is anticipated to be in predevelopment for at least the next year, with construction anticipated to commence in 2025 and wrap up in 2027. All timelines are dependent upon securing a number of state, local, and federal funding sources in a highly competitive market.</p>															
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§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.

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