



Public Hearing Notice- PLHA
Notice of 15 Day Public Comment Period

PROPOSED APPLICATION AND PLAN FOR PERMANENT LOCAL HOUSING
ALLOCATION (PLHA) FUNDING

The City of Turlock is soliciting public review and comment on the proposed PLHA application in response to a Notice of Funding Availability (NOFA) dated August 17, 2022. Senate Bill (SB2), known as the Building Homes and Jobs Act, established the PLHA program and instituted a \$75 recording fee on real estate transactions with the principal goal to make funding available to eligible local governments for housing related projects and programs to assist in addressing the unmet needs of the local community, with prioritization of serving households at or below 60% of the area median income. As an entitlement jurisdiction, the City is eligible to receive \$1,859,124 over 5 years. The five-year funding is an estimate and may fluctuate based upon revenue generated by real estate transactions. To receive funds, the City must submit a 5-year PLHA Plan describing how the funds will be used.

The draft PLHA Application/Plan is available for public review beginning Tuesday, November 1, 2022 and may be viewed at the City of Turlock Housing Division, 156 S. Broadway Ste. 140, in Turlock between the hours of 9:00 am to 4:00 pm., Monday – Friday. The Plan is also available online at: www.cityofturlock.org

To obtain a copy of the Application and Plan, email HPS@turlock.ca.us or call 209-668-5610.

PUBLIC HEARING

Date: November 15, 2022

TIME: 6:00 P.M.

PLACE: City Council Chambers, 156 S. Broadway, Turlock, CA 95380



Public comments are encouraged prior to the public hearing and may be directed to the City of Turlock Housing Program Services Division -156 S. Broadway, Suite 140, Turlock, CA 95380, via email at HPS@turlock.ca.us, via telephone at (209) 668-5610, TDD 1-800-735-2929.



Aviso de Audiencia Pública - PLHA
Aviso de período de comentario público de 15 días

**SOLICITUD Y PLAN PROPUESTOS PARA EL FINANCIAMIENTO DE LA ASIGNACIÓN
DE VIVIENDA LOCAL PERMANENTE (PLHA)**

La Ciudad de Turlock está solicitando una revisión pública y comentarios sobre la solicitud de PLHA propuesta en respuesta a un Aviso de disponibilidad de fondos (NOFA) con fecha del 17 de Agosto de 2022. El proyecto de ley del Senado (SB2), conocido como la Ley de Construcción de Viviendas y Empleos, estableció el programa PLHA e instituyó una tarifa de registro de \$75 en transacciones de bienes raíces con el objetivo principal de hacer que los fondos estén disponibles para los gobiernos locales elegibles para proyectos y programas relacionados con la vivienda para ayudar a abordar la necesidad insatisfecha de la comunidad local, con prioridad de servir a los hogares de 60% de los ingresos medios del área. Como jurisdicción de derecho, la Ciudad es elegible para recibir \$1,859,124 durante 5 años. La financiación a cinco años es una estimación y puede fluctuar según los ingresos generados por las transacciones de bienes raíces. Para recibir fondos, la Ciudad debe presentar un Plan de PLHA de 5 años que describa cómo se utilizarán los fondos.

La Solicitud/Plan propuesta de PLHA está disponible para revisión pública a partir del Martes 1 de Noviembre de 2022 y se puede ver en la División de Vivienda de la Ciudad de Turlock, 156 S. Broadway Ste. 140, en Turlock entre las 9:00 am y las 4:00 pm, de Lunes a Viernes. El Plan también está disponible en línea del web en: www.cityofturlock.org

Para obtener una copia de la Solicitud y el Plan, envíe un correo electrónico a HPS@turlock.ca.us o llame al 209-668-5610.



AUDIENCIA PÚBLICA Fecha: 15 de Noviembre de 2022

HORA: 6:00 P.M.

LUGAR: Cámaras del Concejo Municipal, 156 S. Broadway, Turlock, CA 95380

Se alienta a los comentarios públicos antes de la audiencia pública y se pueden dirigir a la División de Servicios del Programa de Vivienda de la Ciudad de Turlock -156 S. Broadway, Suite 140, Turlock, CA 95380, por correo electrónico a HPS@turlock.ca.us, por teléfono a (209) 668-5610, TDD 1-800-735-2929.

Local Government Formula Allocation for New Applicants

Rev. 2/16/22

Eligible Applicant Type:	Entitlement.
Local Government Recipient of PLHA Formula Allocation:	City of Turlock
2020 PLHA NOFA Formula Allocation Amount:	2020 NOFA Allowable Local Admin (5%):
2021 PLHA NOFA Formula Allocation Amount:	2021 NOFA Allowable Local Admin (5%):
2022 PLHA NOFA Formula Allocation Amount:	2022 NOFA Allowable Local Admin (5%):

Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.

The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities.

If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the same Activity twice (or more times) and the different AMI level the Activity will serve. Please enter the percentage of funds allocated to the Activity in only the first Activity listing to avoid double counting the funding allocation.


For each year (2019-2023), allocations must equal 100% annually including the allowable administrative costs of up to 5%

Eligible Applicants §300

§300(a) and (b) Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.

Applicant:	City of Turlock				
Address:	156 S. Broadway Suite 140				
City:	Turlock	State:	CA	Zip:	95380
County:	Stanislaus				
Auth Rep Name:	Reagan W. Wilson	Title:	City Manager	Auth Rep. Email:	Rwilson@turlock.ca.us
Address:	156 S. Broadway Suite 230	City:	Turlock	State:	CA
Contact Name:	Katie Quintero	Title:	Development Services Direc	Contact Email:	Kquintero@turlock.ca.us
Address:	156 S. Broadway Suite 120	City:	Turlock	State:	CA
Zip Code:	95380				

§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds? No

§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?	A sample agreement can be found by double clicking on the icon to the right		N/A
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File Name:	Application and Adopting the PLHA Plan (2019-2023 Allocations) Reso	Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2019-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.	Uploaded to HCD?	Yes
File Name:	App1 TIN		Uploaded to HCD?	Yes
File Name:	Applicant Delegation Agreement	Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 17, column A1)	Uploaded to HCD?	N/A

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 checked="" 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

Threshold Requirements, §302

§302(a) The Applicant's Housing Element and Delegating Local Government's Housing Element (if applicable) was/were adopted by the Local Government's governing body by the application submittal date subsequently determined to be in substantial compliance with state Housing Element Law pursuant to Government Code Section 65585.	Yes			
§302(b) Applicant or Delegating Local Government has submitted the current or prior year's Annual Progress Report to the Department of Housing and Community Development pursuant to Government Code Section 65400.	Yes			
§302(c)(2) Applicant certified in the Resolution submitted with this application that submission of the application was authorized by the governing board of the Applicant.	Yes			
§302(c)(3) Applicant certified in the Resolution submitted with this application that, if the Local Government proposes allocation of funds for any activity to another entity, the Local government's selection process had no conflicts of interest and was accessible to the public.	Yes			
§302(c)(4) Applicant certified in the Resolution submitted with this application that the application include a Plan in accordance with §302(c)(4)?	Yes			
§302(c)(4)(D) Applicant certified in the Resolution submitted with this application that the Plan was authorized and adopted by resolution by the Local Government and that the public had an adequate opportunity to review and comment on its content.	Yes			
§302(c)(5) Applicant certified in the Resolution submitted with this application that the Plan submitted is for a term of five years (2019-2023). Local Governments agree to inform the Department of changes made to the Plan in each succeeding year of the term of the Plan.	Yes			
§302(c)(6) Applicant certified in the Resolution submitted with this application that it will ensure compliance with §302(c)(6) if funds are used for the acquisition, construction, or rehabilitation of for-sale housing projects or units within for-sale housing projects.	Yes			
§302(c)(7) Applicant certified in the Resolution submitted with this application that it will ensure that the PLHA assistance is in the form of a low-interest, deferred loan to the Sponsor of the Project, if funds are used for the development of an Affordable Rental Housing Development. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with the Local government-approved underwriting of the Project for a term of at least 55 years.	Yes			
§302(c)(8) Has Applicant attached a program income reuse plan describing how repaid loans or accrued interest will be reused for eligible activities specified in Section 301?	Yes			
File Name:	Reuse Plan	Program Income Reuse Plan describing how repaid loans or accrued interest will be used	Narrative uploaded to HCD?	Yes

Administration			
Applicant agrees to adhere to §500 , Accounting Records.			Yes
Applicant agrees to adhere to §501 , Audits/Monitoring of Project Files.			Yes
Applicant agrees to adhere to §502 , Cancellation/Termination.			Yes
Applicant agrees to adhere to §503 , Reporting.			Yes
Certifications			
On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.			
Reagan M. Wilson		City Manager	
Authorized Representative Printed Name		Title	Signature
			Date

§302(c)(4) Plan

Rev. 2/16/22

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

The City of Turlock will use the Permanent Local Housing Allocation (PLHA) funding provide services to homeless individuals and those at risk of homelessness in a manner consistent with Housing First practices. Specifically, funding will be used to expand and enhance the access to and number of affordable housing units within the city through the following eligible activities:
 301(a)1- The predevelopment, development, acquisition, rehabilitation, and preservation of multi-family, residential live-work, or rental housing that is affordable to low, very low, low or moderate income households. 301(a)(6)- Assisting persons who are experiencing homelessness or at-risk of homelessness, including, but not limited to rapid re-housing, street outreach, and other supportive/case management services, 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)(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 of Turlock will be utilizing PLHA funds to provide services to homeless individuals, who are identified as "presumed beneficiaries" under the Housing and Urban Development (HUD) guidelines. This group of individuals are considered to be extremely-low income, with incomes at or below 30% of the area median income or less.

§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.

Turlock's PLHA Plan furthers goals of its Housing Element, including but not limited to the following: Goal 1: Housing Opportunities and Accessibility Objective 1-1- Seek assistance under federal, state, and other programs for eligible activities within the City that address housing needs. Objective 1-3: Encourage development of housing and programs to assist special needs persons Goal 4: Preserve, rehabilitate and enhance existing housing and neighborhoods Objective 4-3: Preserve at-risk 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.

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																
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity																
§302(c)(4)(E)(ii) Area Median Income Level Served																TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2019, 2020, 2021 only																0
§302(c)(4)(E)(ii) Projected Number of Households Served																0
§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.																

§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.

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

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															
Type of Affordable Housing Activity															
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity															
§302(c)(4)(E)(ii) Area Median Income Level Served															TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2019, 2020, 2021 only															0
§302(c)(4)(E)(ii) Projected Number of Households Served															0
§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 each Affordable Rental and Ownership Housing project.

§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.

The City will utilize the procurement process to solicit qualified subgrantees to manage and operate emergency shelter facilities, including the provision of support services to homeless persons or those at-risk of homelessness. Support services include but not limited to: operating costs of implementing and managing an emergency shelter, including case management, housing navigation, payroll expenses, food supplies, utilities, maintenance and transportation. The City will also be acquiring, rehabilitation or preserving permanent and transitional housing units. During the 5th year of the Plan, the City will either acquire or rehabilitate property that will be used for work force housing. The estimates 5-year funding for the eligible activity: \$1,766,168 (approximately \$353,234 per year). A maximum of 5% of the grant will be allocated to Administration. The five-year approximate administration total will be \$92,956.

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	2020	2020	2021	2021	2022	2022	2023	2023					
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Type of Activity for Persons Experiencing or At Risk of Homelessness	Emergency Shelter Operating	Transitional Housing: Rehabilitation	Emergency Shelter Operating	Transitional Housing: Rehabilitation	Emergency Shelter Operating	Transitional Housing: Rehabilitation	Emergency Shelter Operating	Transitional Housing: Rehabilitation	Emergency Shelter Operating	Emergency Shelter Operating	Workforce Housing					
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	75.00%	20.00%	75.00%	20.00%	75.00%	20.00%	75.00%	20.00%	75.00%	20.00%	20.00%					
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%					TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2019, 2020, 2021 only	859		859		859											2577
§302(c)(4)(E)(ii) Projected Number of Households Served	250	1	250	1	250	1	250	1	250	1	1					1255
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	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.

Upon approval of the City of Turlock's PLHA application from the HCD and execution of the Standard Agreement, the City will begin seeking properties for acquisition/rehabilitation for transitional housing units for homeless individuals ready to transition out of the homeless shelter and into a more stable living environment. The City will also begin the process of identifying and selecting a provider that will be able to provide the range of services necessary to implement the proposed activity. We anticipate completing the awarding process during the Summer of 2023. Agency(s) and programs will be monitored in a similar manner as to other grant funded programs (i.e. CDBG, HOME) that Turlock currently administers. Subgrantees will be required to provide documentation demonstrating adherence to the Housing First practices. Subgrantees will be required to submit, at a minimum, quarterly reports including number of unduplicated persons served, income levels, race/ethnicity categories, and a description of services provided.



Permanent Local Housing Allocation (PLHA)

5-Year Plan and Application for Funding

Housing Program Services Department

156 S. Broadway Ste. 140

Turlock, CA 95380

(209) 668-5610

HPS@Turlock.ca.us

Published for public comment on November 1, 2022

Draft Permanent Local Housing Allocation 5-Year Plan

The public comment period opens November 1, 2022 and will conclude on November 15, 2022 prior to review by City Council at the November 15, 2022 meeting. Residents are encouraged to submit comments by one of the following methods:

Submit comments by Mail:

City of Turlock
Housing Program Services Department
Attn: Housing Manager
156 S. Broadway Ste. 140
Turlock, CA 95380

Submit Comments by Email:

HPS@Turlock.ca.us
Please include "PLHA Draft Comments" in the subject line

Submit Comments by Phone:

(209) 668-5610

This plan will be available for viewing on the City's website beginning November 1, 2022. Residents are also invited to submit comments during the November 15, 2022 City Council meeting at 6 p.m. prior to City Council consideration of the Plan.

Summary

The California Department of Housing and Community Development (California HCD) has issued a Notice of Funding Availability for the Permanent Local Housing Allocation (PLHA). The PLHA provides a fund for eligible housing and homelessness activities to local governments with the intention of providing a permanent, on-going source of funding for housing-related projects and programs that assist in addressing unmet housing needs.

As a non-entitlement local government for PLHA funds, the City of Turlock (City) will receive an annual allocation for 2019 to 2023, pursuant to the approval of a five-year plan. The City's allocation is \$309,854 for 2019, \$481,610 for 2020, \$529,997 for 2021 and an estimated 5-year total of \$1,859,124. This document will provide a summary of the City of Turlock's 2019-2023 application to California HCD.

Eligible activities for the PLHA are limited to the following:

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 households¹, including necessary operating subsidies.
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. ADUs shall be available for occupancy for a term of no less than 30 days.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of funds available through the Low-and Moderate- Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
5. Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.
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.
7. Accessibility modifications in Lower-income Owner-occupied housing.

8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
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.

Eligible activities must also be consistent and compliant with the City's adopted Housing Element, and at least 20% of the allocation must be used for Affordable Owner-Occupied Workforce Housing (AOWH) defined as housing that is affordable to persons and families of low- or moderate-income. Funds available for administrative expenses are limited to 5% of the allocation.

¹Extremely low income is household income at or below 30% of Area Median Income (AMI); Very low income is at or below 50% AMI; Low Income is at or below 80% AMI; and Moderate Income is at or below 120% of AMI. Income limits are adjusted for household size.

Draft Permanent Local Housing Allocation 5-Year Plan

The City of Turlock's 5-year PLHA plan allocates the proposed funding according to the following percentages:

Percentage of Funds Allocated For:	2019	2020	2021	2022	2023
Supportive/Case management	75%	75%	75%	75%	75%
Transitional-acquisition, rehabilitation or preservation	20%	20%	20%	20%	
Work Force Housing-acquisition or rehabilitation					20%
Administration	5%	5%	5%	5%	5%

Permanent Local Housing Allocation Formula Allocation Plan Application

Manner in which allocated funds for all five years will be used for Activities eligible under the PLHA statute and guidelines:

The City will use allocated funds to assist persons who are experiencing or at-risk of homelessness through: street outreach/and other supportive/case management services in conformance with federal rules contained in 24 CFR Section 576.101 that allows people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and/or preservation of permanent and transitional housing.

Description of how the City will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of the Area Median Income, adjusted for household size:

The City of Turlock will be utilizing PLHA funds to provide services to homeless individuals, who are identified as "presumed beneficiaries" under the Housing and Urban Development (HUD) guidelines. This group of individuals are considered to be extremely low income, with incomes at or below 30% of the area median income for Stanislaus County.

Description of how the Plan is consistent with the programs set forth in the City's Housing Element:

The City's 2015-2023 Housing Element includes seven goals, each with specific policies and implementation actions. The City's plan provides direct actions to support the following goals set forth in the Housing Element:

GOAL HE-1) Housing Opportunities and Accessibility

Objective 1-1- Seek assistance under federal, state, and other programs for eligible activities within the City that address housing needs.

Draft Permanent Local Housing Allocation 5-Year Plan

Objective 1-3-Encourage development of housing and programs to assist special needs persons.

GOAL HE-4)Preserve, rehabilitate and enhance existing housing and neighborhoods
Objective 4-3-Preserve at-risk housing.

Program Income Reuse Plan

Program income received from activities in this plan will be returned and utilized to deliver programs within the perimeters of the PLHA Program and activities in accordance with Section 301 (a). The full Reuse Plan can be found in Appendix A.

Reporting:

The City will provide an annual report of the uses and expenditures of any allocated funds annually to the Department of Housing and Community Development (HCD), according to their specifications.

Describe each proposed activity and the percentage of funding allocated to it for each year of the Five-Year Plan:

Activity 1 – The City will use allocated funds to assist persons who are experiencing or at-risk of homelessness through street outreach/and other supportive/case management services in conformance with federal rules contained in 24 CFR Section 576.101 that allows people to obtain and retain housing, operating and capital costs for navigation centers.

Activity Description:

Seventy-five percent (75%) of the PLHA funds will be used for operating costs of emergency shelters and/or navigation centers. Following awarding of funds, the City will solicit for qualified provider proposals to consider for funding. All programs will adhere to the PLHA Program Guidelines.

Activity 2 – The City will use allocated funds to assist persons who are experiencing or at-risk of homelessness through new construction, rehabilitation, and/or preservation of permanent and transitional housing.

Activity Description:

Twenty Percent (20%) of the PLHA funds will be used for projects geared towards increasing the supply of transitional and permanent housing, prioritizing those at or below 60% AMI. All projects will adhere to the PLHA Program Guidelines.

Draft Permanent Local Housing Allocation 5-Year Plan

Activity 3- The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, or rental housing that is affordable to extremely low, very-low, low, or moderate-income households.

Activity Description:

Twenty Percent (20%) of the 2023 PLHA funds will be used for projects geared towards increasing the supply of work force housing, prioritizing those at or below 60% AMI. All projects will adhere to the PLHA Program Guidelines.

Activity 3- Program Administration, Activity Delivery Costs, and Reimbursement of Costs
The allowable five percent (5%) of the PLHA funding will be used for administration costs related to the execution of the grant eligible activities.

Description of Major Steps/Actions and Proposed Schedule for Implementation of the Activity:

Following awarding of funds, the City will solicit for qualified providers to consider for funding for assistance with street outreach, supportive/ case management services, operating or capital costs of an emergency shelter and or navigation center. The remainder of funds will be used to construct, rehabilitate and/or preserve permanent and transitional housing for homeless individuals. All programs and projects will adhere to the PLHA Program Guidelines.

Percentage of Funds Allocated for Affordable Owner-Occupied Workforce Housing: 20% in the 2023 allocation year

Allocation Year	2019		2020		2021		2022		2023	
	Emergency Shelter	Transitional Housing	Emergency Shelter	Transitional Housing	Emergency Shelter	Transitional Housing	Emergency Shelter	Transitional Housing	Emergency Shelter	Workforce Housing
% of funds allocated	75%	20%	75%	20%	75%	20%	75%	20%	75%	20%
AMI level	30%	30%	30%	30%	30%	30%	30%	30%	30%	Up to 120%
RHNA unmet share	859		859		859					
# household served	250	1	250	1	250	1	250	1	250	1
Affordability period	N/A	55 yrs.	N/A	55 yrs.	N/A	5 yrs.	N/A	55 yrs.	N/A	55 yrs.

Appendix A: Program Income Reuse Plan

I. Introduction

- A. The purpose of this plan is to establish guidelines for the administration and utilization of loan repayments of principal and interest received by the City of Turlock (City) as a result of activities funded under the California Permanent Local Housing Allocation Program (PLHA).
- B. All repayments of loan principal and any loan interest shall be received and deposited into a separately maintained account by the City's Finance Department.
- C. PLHA was established by Chapter 364, Statutes of 2017 (SB2, Atkins) and was part of a 15-bill package aimed at addressing the state's housing shortage and high housing costs. SB 2 was authorized by Health and Safety Code (HSC) Section 50470.

II. Definition of Program Income

- A. Program Income (PI) is defined as the gross income which is received by Turlock that has been directly generated from the use of PLHA funds. Most commonly, PI is generated from payments of principal and interest on loans made using PLHA funds.
- B. Other examples of PI include:
 - 1. Interest earned on PI pending its disposition; and
 - 2. Interest earned on funds that have been placed in a Reuse Project and Activity Account.
- C. Payments for projects utilizing multiple funding sources shall be proportionately applied to the actual percentage of PLHA participation in a project.
- D. If PLHA loan funds are allocated for a project but not spent, they shall be returned to the City's PLHA loan pool as unspent (unused) funds.

III. Reuse limits

- A. All assistance provided to activities under this Reuse Plan shall be used for activities that are located within the City's boundaries.
- B. The PI shall provide one hundred percent (100%) benefit to the Targeted Income Group (TIG), defined as one hundred twenty (120%) or less of the area median income as determined annually by HCD.

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- C. PLHA funding of loans using PI funds will be consistent with the most recent PLHA Program Guidelines adopted by the City.

IV. Eligible use of funds

- A. Eligible uses of funds must be consistent with Section 301 in the State's PLHA Guidelines.

V. PLHA reuse account requirements

- A. All PI will be deposited into the PLHA revenue account specifically designated for PLHA funds so that it will be separated from any other funding source. The Project and Account will provide:
 - 1. A tracking system to ensure reuse of funds are used for appropriate activities;
 - 2. Appropriate reporting ability;
 - 3. Timely processing; and
 - 4. Any accrued interest earned on PLHA funds is to accrue to the PLHA Reuse Project and Account.
- B. The City will monitor the reuse project, eligible uses and budget according to the most current PLHA requirements.

VI. Tracking PLHA PI

- A. All PI will track and or be tracked by one or more of the following:
 - 1. Project or Borrower Name
 - 2. Grant Agreement
 - 3. Grant Year
 - 3. Site Address
 - 4. Amount
 - 5. Interest rate
- B. As PLHA loans are paid in full, all principal and interest from the payoff will be deposited into the PLHA Reuse PLHA revenue account for future projects to take place.

Appendix B: PLHA Application and 5-Year Plan

The City will submit a PLHA application and 5-Year plan to the California Department of Housing and Community Development (California HCD) in accordance with the instruction from California HCD to submit the plan by November 30, 2022. At the time of submission, a resolution and evidence of public comment will be included. The City will conduct its required public hearing, after which the City Council will have the opportunity to adopt a resolution to both accept the 5-Year Plan and authorize the submission of the application.