

County of Ventura

Amendment to the Permanent Local Housing Allocation 302(c)(4) Plan (PLHA Plan)

Draft for Public Comment

In 2017, Senate Bill 2 (the Building Homes and Jobs Act) created the Permanent Location Housing Allocation program. The primary goal of the PLHA program is to create a permanent source of funding available to eligible local governments in California for housing-related projects and programs to address unmet housing needs in their local communities.

The PLHA program provides formula grants to entitlement jurisdictions based upon the formula prescribed under federal law for the Community Development Block Grant (CDBG) program. The County's CDBG entitlement area includes the unincorporated areas of the county and the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. Additionally, the City of Thousand Oaks delegated funding allocated to their city under the PLHA program to the County.

On June 16, 2020, the Board of Supervisors approved the County's PLHA Plan. The approved PLHA Plan included a five-year plan that included the following eligible activities: Capital Development – Rental Housing, Contribution to the Local/Regional Housing Trust Fund, and Capital Development – Affordable Ownerships Workforce Housing.

The County committed PLHA funding on March 8, 2022 to a transitional housing project for a target population of transitional age youth (TAY) (ages 18-25) that are currently homeless or at-risk of homelessness. The PLHA funding will be used as a capitalized operating subsidy for this project. The amendment to the plan is an administrative action and would reallocate the approved expenditure of \$806,400 from Capital Development – Rental Housing to Assisting Persons — Experiencing or At risk of Homelessness.

According to the PLHA Guidelines, reallocations of more than 10 percent of funds among eligible activities require an amendment of the Plan, with approval granted by the governing body at a publicly noticed public meeting.

Public comments on the draft Ventura County Amended PLHA Plan should be directed to Community Development, c/o Christy Madden, County Executive Office, County of Ventura, 800 S. Victoria Avenue, L#1940, Ventura, CA 93009, or to Community.Development@ventura.org prior to 5:00 p.m. on April 29, 2022. A public hearing will be held to receive additional public input and adopt the amended PLHA Plan at:

MAY 3, 2022, 10:00 A.M.

Information to attend the public hearing may be found at: www.ventura.org/bosmeetings.

Additional information on the public hearing may be found in the public notices (English and Spanish) posted to the following website: <https://www.ventura.org/county-executive-office/community-development/plha/>.

§302(c)(4) Plan

Rev. 5/14/21

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 During the first five years of PLHA program implementation, the County of Ventura plans to use PLHA funds for three activities:
 1) Capital Development - Rental Housing: consistent with the Permanent Local Housing Allocation (PLHA) Final Guidelines section §301(a)(1), to provide loans for construction/permanent financing and/or operating subsidies to subsidize the development of affordable multifamily housing for households with incomes at or below 60% AMI;
 2) Capital Development - Affordable Ownership Workforce Housing: consistent with PLHA Final Guidelines section §301(a)(2), to provide grants to organizations developing new Affordable Ownership-Occupied Workforce Housing (AOWH) to make the home sales prices affordable to households at or below 80% AMI; and
 3) Local Housing Trust Fund: consistent with PLHA Final Guidelines section §301(a)(3), provide grant funding to the Housing Trust Fund Ventura County to provide short- and/or long-term low-interest loans to affordable housing developers for the development of affordable rental housing at or below 80% and 60% AMI. This PLHA contribution is expected to be matched with HCD's Local Housing Trust Fund (LHTF) program.
 In May of 2022, the County amended its plan to include the following activity:
 4) 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)(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 funding directed towards Capital Development - Rental Housing activities will restrict the PLHA-funded rental units to households at or below 60% AMI. Priority for funds may be provided to projects serving households at more deeply targeted AMI levels or to projects proposing to serve special needs populations. Because of the County's very expensive local real estate market, funding directed towards Capital Development - AOWH will serve households up to 80% AMI. Funding contributed to the local housing trust fund will benefit households at or below 80% AMI (20% of the funds) and at or below 60% AMI (80% of the funds). Funding directed to assist persons experiencing homelessness will target households at or below 50% AMI, with the majority of households being below 30% 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 County's General Plan Goals, last amended on March 19, 2019, include the following objectives related to the programs proposed to be funded with PLHA funds: 1) "Housing Opportunities Goals: Increase housing opportunities of households of all income levels, with special emphasis on lower-income households, senior citizens, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless...". Subheading 2 under this goal states the County's intention of facilitating "the construction of 1,015 new dwelling units in the following income categories in the unincorporated area of Ventura County between January 1, 2014 and October 1, 2021: ELI - 123; VLI - 123; LI - 168; MI - 189...". Subheading 6 under this goal states "Assist lower-income households to purchase or rent homes.". All proposed PLHA activities will further the County's General Plan "Housing Opportunities Goals".

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.
 PLHA funds for Capital Development - Rental Housing will be used to provide construction/permanent gap financing for the new construction of multifamily rental housing and/or necessary operating subsidies. In compliance with §302(c)(7), loans will be provided as low-interest, deferred payment loans. Units funded will serve households ≤ 60% AMI; however, priority may be given to projects serving more deeply targeted income categories and/or special needs populations.
 The County is managing PLHA funds on behalf of a CDBG Urban County, which includes the unincorporated county, and the cities of Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula. Additionally, the City of Thousand Oaks has delegated their PLHA allocation to the County pursuant to Section 300(c) of the Guidelines. The unmet share of RHNA below reflects the County's unmet RHNA; however units completed may be counted towards the RHNA goals of any participating jurisdiction depending on where completed units are located.

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	65%	5%	65%	80%	80%										
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for year 2019 & 2020 only	25	25													50
§302(c)(4)(E)(ii) Projected Number of Households Served	3	3	3	4	4										17
§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.
 Generally, the County will allocate PLHA funds for Capital Development - Rental Housing activities during its regular funding competition for federal Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funding. This funding cycle commences annually in November, with Board of Supervisors approval of funding recommendations for specific projects in May. Upon Board of Supervisors approval of a specific project, a timeline with milestones for the development of the project will be developed in partnership with the project sponsor. Priority for projects proposing units at deeper affordability levels and/or proposing units of Permanent Supportive Housing may be given priority during annual funding competitions. The County may consider an earlier funding process to facilitate projects that can quickly create new housing dedicated to homeless households currently residing in local motels as part of Project Roomkey during the COVID-19 crisis in years 1 and/or 2.

§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.	Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	6%
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§302(c)(4)(E)(ii) Area Median Income Level Served	80%	60%	80%	60%	80%	60%													TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	25																		25
§302(c)(4)(E)(ii) Projected Number of Households Served	2	6	2	6	2	6													24
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55	55	55	55	55	55													
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																			
Funding will be committed annually to the Housing Trust Fund Ventura County (HTF VC) to be matched by Proposition 1 Local Housing Trust Funds. Funding will be disbursed to the HTF VC as required by the State of California Department of Housing and Community Development under the Local Housing Trust Fund (LHTF) program and in compliance with the PLHA Guidelines.																			
§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 detailed and complete description of how allocated funds will be used for the proposed Activity.																			
PLHA funds for persons experiencing or at-risk of homelessness will be used to provide operating subsidies for navigation centers, emergency shelters or provide capital costs for the new construction, rehabilitation or preservation of permanent supportive or transitional housing.																			
Assistance will be provided as a grant or 0% interest forgivable loan.																			
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	2020																		
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center Operating																		
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	60.00%																		
§302(c)(4)(E)(ii) Area Median Income Level Served	30%																		TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	75																		75
§302(c)(4)(E)(ii) Projected Number of Households Served	12																		12
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	15																		
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																			

PLHA funds will be committed to Mesa Independent Living to support transitional housing for transitional aged youth that are homeless or at risk of homelessness. PLHA funds will support the operating subsidies of the 12 unit project at Mesa. This project is also being funded by the state's Homekey project and will open late fall/early winter 2022.

§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.