					5000										Rev. 01/23/24
§302(c)(4)(A) Describe the manner in which allocate	ed funds will be	used for eligible	e activities.		<u>9302</u>	(c)(4) Plan									Rev. 01/23/24
The City of El Centro plans to allocate funding as fo ** Activity 1 - The predevelopment, development, ac	llows:			ultifamily resid	ential live-work	rental housing	that is Affordat	le to Extremely	low-, Very low	-, or Moderate	income houseb	olds, including	necessary One	ating subsidies	. Funding will
be lent to an Affordable Housing developer to suppl	lement funding for	for an income el	igible multifami	ly development	-	-						-		-	-
** Activity 6 - Assisting persons who are experiencin navigation centers and emergency shelters, and the	e new construction	ion, rehabilitation	n, and preserva	ation of perman	ent and transition	onal housing. F	unding will be u	used to establis	h the Working I	Hands streets f	o work program	n and navigation	n center.	and capital co	StS TOF
** Activity 7 - Accessibility modifications in Lower-ind ** 5% of PLHA annual allocations will be used for C			Funding will b	e used for hous	sing rehabilitatio	n projects to pr	ovide accessib	ility modification	ns for extremely	y low-, very low	-, low-, or mode	erinte-income e	ligible clients.		
§302(c)(4)(B) Provide a description of the way the I			invoctmonto the	t increase the	supply of bousin	a for bourobol	to with incomo	a at ar balow 60) porcopt of Arr	a Madian Inco	mo (AMI)				
The City of El Centro will lend funding to an Affordat												and those at ris	sk of homeless	ess who earn) to 30% of
Area Median Income.															
§302(c)(4)(C) Provide a description of how the Plan The City of El Centro's proposed PLHA activities ali									Deliau 4 7: Cu	an aut tha man is	ion of housing				
residents, including extremely low income household	ds, the homeless	ss, and near-hor	neless, farmwo	orkers and pers	ons with disabil	ities; and ** 5.2	Housing Progr	rams, Program	7: Zoning Code	e Amendments	; Low Barrier N	avigation Cente	er (AB 101) req	uires cities to pe	ermit Low
Barrier Navigation Centers by right in areas zoned f moving people into permanent housing that provide												using First, low	-barrier, servici	e-enriched shell	er focused on
	Activit	ties Detail (A	ctivities Deta	ail (Must mak	e a selection	on Formula	Allocation Ap	oplication wor	ksheet unde	r Eligible Act	ivities, §301))			
§301(a)(1) The predevelopment, development, acq	uisition, rehabilit	tation, and pres	ervation of mult	tifamily, resider	itial live-work, re	ental housing th	at is affordable	to extremely lo	w-,very low-, lo	w-, or moderat	e-income house	eholds, includin	g necessary Op	erating subsidi	BS.
§302(c)(4)(E)(i) Provide a detailed and complete descri															
The City will use funding for lending to an Affordable	Housing develo	oper to assist w	ith the construc	tion of extreme	ly low- and low-	income multifa	nily housing.								
Complete the table below for each proposed Afford	able Rental H	using Activity to	he funded with	2020-2022 8	HA allocations	If a single Activi	ty will be assist	ting households	at more than	one level of A	a Median Incom	ne nlesse list t	he Activity on T	any times on a	eded to
capture all of the AMI levels that will be assisted, bu								ang nousenolds	acmore man o	and level of Are	a weuldri iricon	io, piease list ti	no Activity as m	any unles as h	Sodeu IO
Funding Allocation Year	2019	2020	2020	2020	2021	2022	2023								
§302(c)(4)(E)(i) Percentage of Funds Allocated for															
the Proposed Affordable Rental Housing Activity		55%													
§302(c)(4)(E)(ii) Area Median Income Level Served	1	30%	50%	60%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the		407			504	504	504								4000
AMI Level Note: complete for years 2020, 2021, 2022 only		487			501	501	501								1990
§302(c)(4)(E)(ii) Projected Number of Households Served		21	34	40											95
§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/actio	ne and a propos	end echedule fo	r the implemen	tation and com	pletion of the Ar	tivity									
The City of El Centro is workng with Chelsea Investi	ment Corporatio	on for the constr	uction of a 96-u	unit affordable r	multifamily deve	lopment in EI C	entro The pro	ject is governed	i by a Developr	ment and Dispo	sition Agreeme	nt and 55 year	affordability co	enant betweer	the City and
developmer. The project has also received grant fu the developer PLHA funding in the form of a low-inte						or construction	of off-site impro	ovements. The	project is curre	ently under con	struction but bid	s came in high	er than estimat	ed. The City wi	I be lending
§301(a)(6) Assisting persons who are experiencing	or At rick of bor														
navigation centers and emergency shelters, and the		malacenace inc	luding but not l	limited to provi	ding ranid reho	ieina rental aei	eietance euno	ortive/case man	arrement cenvir	ces that allow n	eople to obtain	and retain hour	sing operating	and canital cos	e for
	e new construction	ion, rehabilitatior	n, and preserva	ation of perman	ent and transitio		sistance, suppo	ortive/case man	agement servio	ces that allow p	eople to obtain	and retain hou	sing, operating	and capital cos	is for
§302(c)(4)(E)(i) Provide a detailed and complete de The City of El Centro is currently consulting with a lo	e new construction escription of how	ion, rehabilitation v allocated funds	n, and preserva s will be used for	ation of perman	ent and transition Activity.	onal housing.									
The City of El Centro is currently consulting with a lo will provide manual labor to beautify the community	e new construction escription of how ocal non-profit for and eliminate bl	ion, rehabilitation vallocated funds or the establishn olight. In exchan	n, and preserva s will be used for nent of the Wor ge they will be	ation of perman or the proposed rking Hands Pro paid a cash mir	ent and transition Activity. Ogram and a Na himum wage on	avigation Cente	r. The Working Additionally, the	g Hands Progra e Navigation Ce	m, which is a s	treet outreach	program with a	workforce deve	elopment comp	onent. Progra	m participants
The City of El Centro is currently consulting with a lo	e new construction escription of how ocal non-profit for and eliminate bl	ion, rehabilitation vallocated funds or the establishn olight. In exchan	n, and preserva s will be used for nent of the Wor ge they will be	ation of perman or the proposed rking Hands Pro paid a cash mir	ent and transition Activity. Ogram and a Na himum wage on	avigation Cente	r. The Working Additionally, the	g Hands Progra e Navigation Ce	m, which is a s	treet outreach	program with a	workforce deve	elopment comp	onent. Progra	m participants
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Funding Allocation Year	2019	2020	2021	2022	2023										
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§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2020, 2021, 2022 only		487	501	501	501										1990
§302(c)(4)(E)(ii) Projected Number of Households Served															0
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity															
§302(c)(4)(E)(iii) A description of major steps/action Staff will be preparing guidelines for this program. In		should begin in	late 2024. It is	yet to be deter	mined when the	e activity will be		J	,	,					
File Name: Plan Adoption Reso						authorized and and and and and and and an and an and and		olution by the L	ocal jurisdictio.	n and that the p	oublic had an			Uploaded to H	ICD?
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PLHA Formula - Amendment for years 2020, 2021, 2022, 2023	Rev. 01/23/24
§301 Eligible Activities	
§301(a) Eligible activities are limited to the following:	Select below:
§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.	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.	
§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 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.	Yes
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	Yes
§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.	