

Permanent Local Housing Allocation (PLHA) Overview

New Program

Administered by HCD

5/19/2020



PERMANENT LOCAL HOUSING ALLOCATION BACKGROUND



- Established as State housing fund as part of the Building Homes and Jobs Act (SB2, 2017)
- Law established \$75 recording fee on all real estate documents to fund the PLHA program
- Program establishes permanent, entitlement fund to increase affordable housing stock across the state

PERMANENT LOCAL HOUSING ALLOCATION BACKGROUND



- Funding is estimated in five-year cycles based on projected real estate recording fees
- Current program cycle is for 2019-2023 period
- **City of Upland Allocations:**
 - 2019: \$277,837
 - 2019 – 2023: \$1,667,022 (estimated)



- **Administrative expenses:** 5% of allocation eligible for program administration
 - 2019 5% Program Administration: \$13,891.85
 - 2019-2023 5% Program Administration: \$83,351.10 (estimated)
- 2019 Application due July 27, 2020

ELIGIBLE ACTIVITIES



Affordable Housing: Predevelopment, development, acquisition, rehabilitation, or preservation of affordable ownership and rental housing for 0-120% AMI households (including Accessory Dwelling Units)



Housing for individuals with disabilities: Accessibility modifications in 0-80% AMI owner-occupied housing



Housing Fund Match: Matching portions for Local/Regional Housing Trust Funds or the Low- and Moderate-Income Housing Asset Fund

ELIGIBLE ACTIVITIES



Vacant/Foreclosed Properties: Acquisition and rehabilitation of vacant or foreclosed homes and apartments



Homeownership Assistance: Support to homebuyers including down payment and closing cost assistance



Homeless Assistance: Provide emergency shelter, rapid rehousing, rental assistance, case management, and operating and capital costs for permanent and transitional housing

APPLICATION REQUIREMENTS



- Housing Element Compliance (including timely submission of APR)
- Program Application
- Allocation Plan (strategy for allocated funds and how the City will prioritize investments)
- Adoption of Allocation Plan by City Council on July 13, 2020
- Grant Agreement to be executed in Fall 2020