

**§302(c)(4) Plan**

Rev. 2/26/20

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

PLHA funds will be allocated for acquisition, rehabilitation, and/or new construction of multifamily rental projects with all units restricted to households making no more than 80% AMI, with a minimum of 50% of the units restricted to households making no more than 60% AMI.

**§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 units built in the rental housing project will be occupied by households making no more than 80% AMI, with a minimum of 50% of the units restricted to households making no more than 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 Fresno County Housing Element Policy 1.2 encourages the development of new housing for very low and low income level households.

**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 description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The PHLA funds will be used to make gap loans for acquisition, rehabilitation, and/or new construction of a 35 unit or more multifamily rental housing project.

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	2019	2020	2020	2021	2021	2022	2022	2023	2023						
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%						
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	80%	60%	80%	60%	80%	60%	80%	60%	80%	60%						<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at the AMI Level	2926	4630	2926	4630	2926	4630	2926	4630	2926	4630						37780
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	17	18	17	18	17	18	17	18	17	18						175

<b>§302(c)(4)(E)(iv)</b> 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	
<b>§302(c)(4)(E)(iii)</b> A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															
Fresno County will publish a NOFA at the beginning of 2021 for proposals from affordable housing developers for a multifamily project to apply for the second competitive round of California Tax Credit Allocation Committee (TCAC) Application. Construction, contingent upon TCAC funding, would begin December 2021.															
<b>§301(a)(2)</b> 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.															
<b>§301(a)(3)</b> Matching portions of funds placed into Local or Regional Housing Trust Funds.															
<b>§301(a)(4)</b> Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.															
<b>§301(a)(5)</b> Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.															
<b>§301(a)(6)</b> 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.															
<b>§301(a)(7)</b> Accessibility modifications in Lower-income Owner-occupied housing.															
<b>§301(a)(8)</b> Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.															
<b>§301(a)(9)</b> Homeownership opportunities, including, but not limited to, down payment assistance.															
<b>§301(a)(10)</b> 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.															
File Name:	Plan Adoption	<b>§302(c)(4)(D)</b> Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.										Attached and on USB?			