

§302(c)(4) Plan

Rev. 5/20/20

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 City of Garden Grove plans to use PLHA funds for 3 activities: 1) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund to develop affordable rental housing for households at or below 60% AMI; 2) to continue the administration of a First Time Home Buyer Program that makes downpayment assistance loans to households at or below 80% AMI; and 3) to provide operating and capital costs for the Yale Transitional Center, a 425-bed shelter for the homeless.

§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 Garden Grove, as a Housing Successor Agency, is anticipating the receipt of approximately \$9M over the next three years into its Low- and Moderate-Income Housing Asset Fund (LMIHAF) for the production of affordable housing for households at or below 60% AMI, with a goal of designating 30% of all units produced to extremely low-income households earning up to 30% AMI. Activity #1 (seen above) will allow the City to leverage these LMIHAF funds and significantly increase the number of affordable rental units able to be produced. All rental units produced with these funds will have a Deed-restricted affordability period of no less than 55 years.

§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 City of Garden Grove's 2014-2021 Housing Element includes 15 Programs, seven (7) of which are consistent with the activities contained herein. The applicable Programs are: Program 3: Multi-Family Acquisition and Rehabilitation, Program 4: Affordable Housing Construction; Program 6: Home Ownership Assistance, Program 7: Preservation of Affordable Rental Housing, Program 9: Mixed Use Development, Program 10: Special Needs Housing, and Program 14: Homeless Housing Needs. All PLHA Grant funds received will be used for purposes that further the priority goals identified in the City's State-approved Housing Element.

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.

§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.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.	Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	0%
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The City of Garden Grove, as a Housing Successor Agency, is anticipating the receipt of approximately \$9M over the next three years into its Low- and Moderate-Income Housing Asset Fund (LMIHAF) for the production of affordable housing for households at or below 60% AMI, with a goal of designating 30% of all units produced to extremely low-income households earning up to 30% AMI. Utilizing PLHA Grant funds as matching funds will allow the City to leverage LMIHAF funds and significantly increase the number of affordable rental units able to be produced. All rental units produced with these funds will have a Deed-restricted affordability period of no less than 55 years.

Complete the table below for the 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	2020	2021	2022	2023										
Type of Affordable Housing Activity	Rental	Rental	Rental	Rental	Rental										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	65.00%	85.00%	85.00%	85.00%	85.00%										
§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 AMI Level	28	28	28	28	28														140
§302(c)(4)(E)(ii) Projected Number of Households Served	28	28	28	28	28														140
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	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.																			
Potential Project #1: The City is in discussions with a developer to produce a 60-unit, mixed-use, affordable housing project for households at or below 60% AMI. The developer has purchased the land and their tentative timeline is as follows: Begin construction 10/1/20, tenant selection 1/1/23, complete construction 4/1/23, lease-up 7/1/23. Potential Project #2: The City is in discussions with a developer to produce an 80-unit affordable housing project for households at or below 60% AMI. All Projects: Per HSC 34176, LMIHAF funds in excess of \$1M must be expended within three (3) years of receipt. The PLHA funds allocated as LMIHAF match will be used as leverage to greatly increase the production of affordable housing units available to households at or below 60% AMI.																			
§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 description of how allocated funds will be used for the proposed Activity.																			
The City of Garden Grove will use \$224,000 of PLHA money to fund operating and capital costs for the Yale Transitional Center, a 425-bed Navigation Center for the homeless.																			
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																		
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Centers																		
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	25.00%																		
§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																			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 the Activity.																				
On November 19, 2019, the Orange County Board of Supervisors approved an Agreement with Shelter Providers of Orange County, Inc. dba HomeAid Orange County (HomeAid) for the construction of the Yale Transitional Center on County-owned property located at 2229 South Yale Street, Santa Ana (Facility). The Yale Transitional Center will provide shelter and supportive services for up to 425 individuals experiencing homelessness from the Central Service Planning Area. The construction completion of the Facility and issuance of the Temporary Certificate of Occupancy is expected to be on or before December 31, 2020.																				
§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.																				
§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.																Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)				
The City will use PLHA funds to subsidize a First Time Home Buyer (FTHB) Program that provides down payment assistance loans of up to \$50,000 to households at or below 80% AMI. For the past two years, the City has administered a FTHB Program using CalHome Reuse funds to issue a total of nine (9) down payment assistance loans. Our FTHB Program is partnered with the Workforce Initiative Subsidy for Homeownership (WISH) Program, which offers a 4:1 matching grant to low-income home buyers. The award of PLHA Grant funds will allow the City to continue providing down payment assistance loans to low-income homebuyers.																				
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	2020	2021	2022	2023															
Type of Homeowner Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance															
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	10.00%	10.00%	10.00%	10.00%	10.00%															
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	80%	80%	80%	80%															TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level																				0
§302(c)(4)(E)(ii) Projected Number of Households Served																				0

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	2	2	2	2	2										
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. The City currently administers an HCD-approved FTHB Program subsidized with CalHome Reuse Account Funds. We have HCD-approved Loan Servicing, Reuse Account, and Home Buyer Education Plans that will be used in conjunction with PLHA funded FTHB loans. The City is ready to begin administering the PLHA FTHB Program as soon as the funds are approved for use.															
§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.															
File Name:	Plan Adoption	§302(c)(4)(D) 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?	Yes		