



MEMORANDUM

City of Angels City Council

Date: September 3, 2024

To: City Council Members

From: Amy Augustine, AICP – City Planner

RE: Authorize Staff to Pursue Formula Allocation Permanent Local Housing Allocation (PLHA) Funds

Recommendation:

Authorize Staff to Pursue the State’s Formula Allocation for the City of Angels under the Permanent Local Housing Allocation (PLHA) program.

Background:

Sierra Hope and Habitat for Humanity have asked the city to secure and make available the City’s formula allocation available through California’s Permanent Local Housing Allocation (PLHA) program.

The City’s available formula allocation is: \$298,855

\$128,764 is available for Calendar Year (CY) 2021 and \$70,091 for CY 2022. The City missed claiming a 2020 CY allocation of \$127,049.

To qualify for the remaining PLHA funds, the City must prepare a five-year plan and make funds available for one or more of the following eligible activities:

1. Predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing
2. Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory dwelling units (ADUs)
3. Capitalized reserves for services connected to the preservation and creation of new Permanent supportive housing.
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.
5. Accessibility modifications in Lower-income Owner-occupied housing.
6. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
7. Homeownership opportunities, including, but not limited to, down payment assistance.

8. Fiscal incentives made by a city within the county to incentivize approval of one or more Affordable housing Projects and/or matching funds invested by a city in an Affordable housing development Project. 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.

Qualified entities would compete for the funds under those programs that the City identifies in its five-year plan.

To qualify for these funds the City must have a certified General Plan Housing Element and be current on all annual housing reports. The City meets both criteria.

Strategic Plan Alignment

The City's Strategic Plan does not identify housing programs as current priorities.

Discussion

GENERAL PLAN CONSISTENCY

The proposed program is consistent with the following goal and implementation program from General Plan 2020:

Goal 2D Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City's population.

Implementation Program

2.D.n Pursue Funding
Pursue state and federal funding sources to assist in the development of housing for extremely low, very low, low- and moderate-income housing.

Financial Impact

The City could secure up to \$298,855 to assist local non-profit organizations in providing housing. The City may use up to 5% of this allocation for administration.

Attachments

None.