

§302(c)(4) Plan

Rev. 07/16/24

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 Funds would be directly allocated, in the form of grants or loans to non-profits that provide housing services and/or support services consistent with the City of Angels Housing Element and General Plan 2020. Grant applications will be solicited and include a scoring criteria. Upon receipt of application(s), a community and support-services-based panel will score grants. It is anticipated that the top scoring applicant(s) will be invited to present their program, in person, to the community panel and answer questions. Panel recommendations will go before the City Council for final approval. The panel will allocate available funds accordingly. Once awarded, grantees will submit quarterly progress reports to the City. Should a project fail to proceed, unspent funds may be reallocated by the community panel, with the consent of the City Council, to an alternative applicant(s).

§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 will use the following criteria to prioritize investments to increase the supply of housing for households with incomes at or below 60 percent of Area Median Income by establishing selection (scoring) criteria for grant/loan applications that includes, but is not limited to:
 •Income levels of those benefitted by the project (extremely low, very low, and low) – score highest
 •Income levels of those benefitted by the project (moderate) – scores lower
 General Plan 2020 Goal 2D. How well does the proposed project: 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.
 •Number of people benefitted by the project
 •Capacity of the non-profit organization to successfully complete the project
 •Likelihood of funds allocated to provide for or contribute to project advancement or completion
 *Consistency with Angels Camp
 *Contribution to meeting other

§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.
 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

§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 detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.
 Funding would be directly allocated to a non-profit seeking to develop, acquire, and/or rehabilitate or preserve multi-family or residential live-work, rental housing for the identified income categories including necessary operating subsidies. Grants or loans may be made towards planning, identifying partnerships, identifying land, preparing construction plans and applications and/or to construct, purchase and/or rehabilitate a wide variety of housing types located within walking distance of commercial uses and transit. Location within one mile of medical support services is encouraged. Applications for rehab and/or planning for multi-family or residential live-work housing is anticipated, alternatively operating subsidies may be sought.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2020-2023 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	2020	2021	2022												
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity		40%	40%												
§302(c)(4)(E)(ii) Area Median Income Level Served	50%	50%	50%												TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2020, 2021, 2022 only	0	0	4												4
§302(c)(4)(E)(ii) Projected Number of Households Served	0	8	7												15
§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/actions and a proposed schedule for the implementation and completion of the Activity.
 1. Establish final grant and scoring criteria 2. Distribute Notice of Funding Availability to known non-profits in the region that support such activities 3. Score applications 4. City Council makes final award. 5. Contracting with grant recipient. 6. Recipient reports quarterly to City 7. Closeout.

§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.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.	Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	50%
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Funding would be directly allocated to a non-profit seeking to develop, acquire, and/or rehabilitate or preserve housing for rent or ownership for the identified income categories, including for ADUs. Grants or loans may be made towards planning, identifying partnerships, identifying land, preparing construction plans and applications and/or to directly construct, purchase and/or rehabilitate a wide variety of housing types for rent or ownership to the identified income categories. Applications contributing towards construction of new, for ownership, housing is anticipated.

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2020-2023 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	2020	2021	2022											
Type of Affordable Housing Activity		develop new	develop new											
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity		45%	45%											
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	80%	80%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2020, 2021, 2022 only	0	0	12											12
§302(c)(4)(E)(ii) Projected Number of Households Served	0	2	2											4
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55 years (rental), 30 years (owned)	55 years (rental), 30 years (owned)	55 years (rental), 30 years (owned)											

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.
 1. Establish final grant and scoring criteria 2. Distribute Notice of Funding Availability to known non-profits in the region that support such activities 3. Score applications 4. City Council makes final award. 5. Contracting with grant recipient. 6. Recipient reports quarterly to City 7. Closeout.

§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 detailed and complete description of how allocated funds will be used for the proposed Activity.
 Direct grants will be made to non-profits providing services to those at-risk of homelessness including, but not limited to, funding to be used to provide rapid rehousing, rental assistance, and/or supportive/case management services including allowing people to obtain and retain housing. Operating costs and capital costs for new construction, rehabilitation, and preservation of permanent and transitional housing and supportive housing will be available.

Complete the table below for each proposed Activity to be funded with 2020-2023 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	2020	2021	2022											
Type of Activity for Persons Experiencing or At Risk of Homelessness	Direct Grant													
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity		10%	10%											

