

Permanent Local Housing Allocation (PLHA) Formula Allocation

2022 Application for New Applicants



**State of California
Governor, Gavin Newsom**

**Lourdes Castro Ramírez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

Program Design and Implementation, PLHA Program
2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833
PLHA Program Email: PLHA@hcd.ca.gov

**Final Filing Date: October 31, 2022
at 4:00 P.M. PST**

Instructions

This application form is limited to Applicants who did not apply to the 2020 and 2021 Formula Allocation NOFA

Rev. 2/16/22

When opening this file, a yellow banner at the top may appear with a button that says "Enable Content". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros do not work with Microsoft's Excel version for Apple Mac.

Applications must be submitted electronically to the Department's website. Requirements for uploading the Application Workbook and required supporting documentation, including naming conventions, are described in the application instructions available at <https://www.hcd.ca.gov/grants-funding/active-funding/plha.shtml>. All applicable information must be received by HCD no later than 4:00 p.m. on:

Monday, October 31, 2022

Applications must be on the Department's forms and cannot be altered or modified by the Applicant. Excel forms must be in Excel format and 'save as' .xls or .xlsx. Do not 'save as' .xlsm or .pdf format. If you encounter problems with the application, please fill out the Application Support worksheet and email the entire workbook to Application Support at AppSupport@hcd.ca.gov and PLHA@hcd.ca.gov

General Instructions Additional instructions and guidance are given throughout the Formula Allocation Application in "red" text and in cell comments.

Guideline references are made with "\$" and the corresponding guideline section number.

"Yellow" cells are for Applicant input. Failure to provide the required attachments and documentation will disqualify your application from consideration.

Required attachments are indicated in "orange" throughout the Supplemental Application. Failure to provide the required attachments and documentation may disqualify your application from consideration. Electronically attached files must use the naming convention in the PLHA Application. For Example: "App1 Payee Data" for Applicant 1 Payee Data Record/STD. 204.

Threshold items are indicated in "blue" cells.

"Red" shaded cells indicate the Sponsor has failed to meet a requirement of the program.

Applicant must complete the following worksheets in the PLHA Formula Allocation Application.

Formula Allocation Application

302(c)(4) Plan

Legislative Contacts

Checklist

Threshold Requirement	Electronic File Name	Document Description	Included?
X	Application and Adopting the PLHA Plan (2019-2023 Allocations) Reso	Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2019-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.	Included
	App1 TIN	0	Included
X	Applicant Delegation Agreement	Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 17, column AI)	N/A
X	Reuse Plan	Program Income Reuse Plan describing how repaid loans or accrued interest will be used for eligible activities in Section 301.	Included
X	Executed Application	Provide a copy of the signed application. Signature in blue ink preferred.	Included

Disclosure of Application (California Public Records Act Statutes of 1968 Chapter 1473): Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act Statutes of 1968 Chapter 1473. As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank accounts, personal phone numbers and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

Local Government Formula Allocation for New Applicants

Rev. 2/16/22

Eligible Applicant Type:	Nonentitlement.		
Local Government Recipient of PLHA Formula Allocation:	Tehama County		
2020 PLHA NOFA Formula Allocation Amount:	\$186,685	2020 NOFA Allowable Local Admin (5%):	\$9,334
2021 PLHA NOFA Formula Allocation Amount:	\$318,784	2021 NOFA Allowable Local Admin (5%):	\$15,939
2022 PLHA NOFA Formula Allocation Amount:	\$414,843	2022 NOFA Allowable Local Admin (5%):	\$20,742

Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.

The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities.

If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the same Activity twice (or more times) and the different AMI level the Activity will serve. Please enter the percentage of funds allocated to the Activity in only the first Activity listing to avoid double counting the funding allocation.


For each year (2019-2023), allocations must equal 100% annually including the allowable administrative costs of up to 5%.

Eligible Applicants §300

§300(a) and (b) Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.

Applicant:	County of Tehama						
Address:	P.O. Box 400						
City:	Red Bluff	State:	CA	Zip:	96080	County:	Tehama
Auth Rep Name:	Jayne Bottke	Title:	Executive Director of the Tehama County Housing Trust Fund	Auth Rep. Email:	Jayne.Bottke@tchsa.net	Phone:	530-527-8491
Address:	P.O. Box 400	City:	Red Bluff	State:	CA	Zip Code:	96080
Contact Name:	Alexis Ross	Title:	Assistant Executive Director	Contact Email:	Alexis.Ross@tchsa.net	Contact Phone:	530-527-8491
Address:	P.O. Box 400	City:	Red Bluff	State:	CA	Zip Code:	96080

§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds? No

§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?		N/A
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File Name:	Application and Adopting the PLHA Plan (2019-2023 Allocations) Reso	Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2019-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.	Yes	Uploaded to HCD?	Yes
File Name:	App1 TIN			Uploaded to HCD?	Yes
File Name:	Applicant Delegation Agreement	Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 17, column A1)		Uploaded to HCD?	N/A

Eligible Activities, §301

§301(a) Eligible activities are limited to the following:	Included?
§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.	<input type="checkbox"/> YES
§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.	<input type="checkbox"/> YES
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.	<input type="checkbox"/> YES
§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.	<input type="checkbox"/> YES
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	<input checked="" type="checkbox"/> YES
§301(a)(6) Assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, 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.	<input checked="" type="checkbox"/> YES
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	<input type="checkbox"/> YES
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	<input type="checkbox"/> YES
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.	<input type="checkbox"/> YES
§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.	<input type="checkbox"/> YES

Threshold Requirements, §302

§302(a) The Applicant's Housing Element and Delegating Local Government's Housing Element (if applicable) was/were adopted by the Local Government's governing body by the application submittal date subsequently determined to be in substantial compliance with state Housing Element Law pursuant to Government Code Section 65585.	Yes
§302(b) Applicant or Delegating Local Government has submitted the current or prior year's Annual Progress Report to the Department of Housing and Community Development pursuant to Government Code Section 65400.	Yes
§302(c)(2) Applicant certified in the Resolution submitted with this application that submission of the application was authorized by the governing board of the Applicant.	Yes
§302(c)(3) Applicant certified in the Resolution submitted with this application that, if the Local Government proposes allocation of funds for any activity to another entity, the Local government's selection process had no conflicts of interest and was accessible to the public.	Yes
§302(c)(4) Applicant certified in the Resolution submitted with this application that the application include a Plan in accordance with §302(c)(4)?	Yes
§302(c)(4)(D) Applicant certified in the Resolution submitted with this application that the Plan was authorized and adopted by resolution by the Local Government and that the public had an adequate opportunity to review and comment on its content.	Yes
§302(c)(5) Applicant certified in the Resolution submitted with this application that the Plan submitted is for a term of five years (2019-2023). Local Governments agree to inform the Department of changes made to the Plan in each succeeding year of the term of the Plan.	Yes
§302(c)(6) Applicant certified in the Resolution submitted with this application that it will ensure compliance with §302(c)(6) if funds are used for the acquisition, construction, or rehabilitation of for-sale housing projects or units within for-sale housing projects.	Yes

§302(c)(7) Applicant certified in the Resolution submitted with this application that it will ensure that the PLHA assistance is in the form of a low-interest, deferred loan to the Sponsor of the Project, if funds are used for the development of an Affordable Rental Housing Development. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with the Local government-approved underwriting of the Project for a term of at least 55 years.			Yes
§302(c)(8) Has Applicant attached a program income reuse plan describing how repaid loans or accrued interest will be reused for eligible activities specified in Section			Yes
File Name:	Reuse Plan	Program Income Reuse Plan describing how repaid loans or accrued interest will be used for eligible activities in Section 301.	Narrative uploaded to HCD? Yes
Administration			
Applicant agrees to adhere to §500 , Accounting Records.			Yes
Applicant agrees to adhere to §501 , Audits/Monitoring of Project Files.			Yes
Applicant agrees to adhere to §502 , Cancellation/Termination.			Yes
Applicant agrees to adhere to §503 , Reporting.			Yes
Certifications			
On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.			
Jayme Boltke		Executive Director of the Tehama County Health Services Agency	Signature
Authorized Representative Printed Name		Title	Date

§302(c)(4) Plan

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

The County of Tehama will use allocated funds to assist persons who are experiencing homelessness or at-risk of homelessness by supporting operating costs for navigation centers and emergency shelters and providing supportive/case management services that allow people to obtain and retain housing. Based on available data, it is estimated that more than 300 individuals are currently experiencing literal homelessness at any given time in Tehama County, yet there are currently no year-round, overnight homeless shelters operating in the county. Providing assistance with meeting basic needs for food, shelter and safety paired with supportive services that promote obtaining and retaining housing will ensure that homelessness in Tehama County is rare, brief and non-recurring. Allocated funds will also be used to support services connected to the preservation and creation of new permanent supportive housing. Construction on the county's first PSH units is nearing completion as of the time of this writing, and two additional projects that include PSH units are currently in development. Supporting supportive services for tenants housed in these PSH units will preserve access to housing for the county's most vulnerable populations.

§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).

Allocated funds will support services connected with permanent supportive housing units available only to households with incomes at or below 30% AMI, preserving access to existing units and promoting production of additional units available to these households. Emergency shelter(s)/navigation center(s) will serve households at or below 30% AMI and will expand the supply of housing accessible to this population through providing assistance with obtaining and retaining housing. Coordinated exits to permanent housing will include connecting participants with partner programs that target Extremely Low and Very Low Income households, including Rapid Rehousing/rental assistance, low-income affordable housing, tenant-based vouchers, and permanent supportive housing.

§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 planned activities are consistent with the county's 2019-2024 Housing Element, Goal HE-4: Special Needs Housing – Facilitate the Development of Housing to Serve Persons with Special Needs. Programs and policies set forth to address Goal HE-4 include program HE-4.B: Emergency Shelter, through which the county proposes to provide financial assistance for homeless assistance programs and shelters and policies HE-4.A and HE-4.C, through which the county commits to supporting programs that address the needs of special needs groups and facilitating housing opportunities for special needs groups, including people with disabilities.

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity .

Allocated funds will be utilized to provide supportive services connected with newly constructed permanent supportive housing units and permanent supportive housing units currently under development. Services will be designed to promote stability and success in housing for tenants with serious mental health disorders and will include provision of case management, resource navigation, and behavioral health services. Supportive services will be provided directly by and/or coordinated by Tehama County Health Services Agency. Where needed, third-party providers will be selected through a Request for Proposals process.

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	2022												
Type of Permanent Supportive Housing Project	New Construction	New Construction	New Construction												
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	95.00%	35.00%	95.00%												
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%												TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2019, 2020, 2021 only	180	174													354
§302(c)(4)(E)(ii) Projected Number of Households Served	15	15	15												45
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	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.

After receiving an award letter and executing a standard agreement, the Board of Supervisors will approve a resolution to set up a dedicated interest-bearing reserve fund for the PLHA funds to be deposited into. Funds will be utilized to provide services connected with 15 existing new construction permanent supportive housing units immediately upon becoming available in 2023. Policies, procedures and protocols for provision of these services will be developed and refined throughout 2023 and 2024. Services will be expanded to include tenants in additional units of permanent supportive housing as units are developed. Tehama County Health Services Agency will act as the primary provider of these services, with third-party providers identified through Request for Proposals processes if needed as additional units are placed into service.

§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.

Funds will support operations of navigation center(s)/emergency shelter(s) that operate using a "low-barrier" approach that avoids imposing pre-conditions incorporates supportive services that assist participants obtain and retain housing. Supportive services will include case management, resource navigation, and connections to medical, mental health and substance use recovery services. A Request for Proposals process will be used to identify third-party operator(s) to provide these services. Successful applicants will demonstrate a commitment to low-barrier/Housing First practices. Proposals that demonstrate experience assisting participants with obtaining and retaining housing and plans to conduct outreach and facilitate access to services throughout the entirety of the county will be prioritized. Selected providers will be expected to leverage funds available through other sources and to collaborate with partners so that participants can access permanent housing, including rapid rehousing, housing vouchers, transitional housing, low-income affordable housing, and permanent supportive housing.

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	2020	2021	2023	2023											
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating	Supportive/ Case Management Services											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	60.00%	95.00%	60.00%	35.00%											
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2019, 2020, 2021 only	174	174													348
§302(c)(4)(E)(ii) Projected Number of Households Served	125	125	125	125											500
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A											

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Upon receiving notification from the state that this application for PLHA funds has been approved, a Request for Proposals (RFP) will be issued through which qualified third-party navigation center/emergency shelter operator(s) and supportive services provider(s) will be selected. These roles may be filled by a single provider or multiple providers committing to work together to prevent duplication of services and promote development of a comprehensive continuum of services for individuals and families experiencing homelessness as they transition to housing. It is anticipated that navigation center/emergency shelter services will commence operation in the fall of 2023. Based on current services provided at emergency homeless intervention projects (day shelter and street outreach) it is anticipated that the navigation center/emergency shelter will serve up to 250 unduplicated individuals per year.

Application Development Team (ADT) Support Form

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Please complete the "yellow" cells in the form below and email a copy to AppSupport@hcd.ca.gov and PLHA@hcd.ca.gov. A member of the Application Development Team will respond to your request within ASAP.

Full Name:		Date Requested:		Application Version Date:	
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Organization:		Email:		Contact Phone:	
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Justification:

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
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