

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.21  
(ID # 12614)

**MEETING DATE:**

Tuesday, June 30, 2020

**FROM:** HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

**SUBJECT:** HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adopt Resolution No. 2020-146, Authorizing the Director of the Housing, Homelessness Prevention and Workforce Solutions to Apply for and Accept Permanent Local Housing Allocation (PLHA) Program Funds from the State of California, Department of Housing and Community Development, and Approve the Form of Agreement with Delegating Cities; [\$41,291,148 - 100% State PLHA Funds]; CEQA Exempt (Clerk of the Board to File the Notice of Exemption) (4/5 vote required)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to state CEQA Guidelines Section 15061 (b)(3);
2. Adopt Resolution No. 2020-146, Authorizing the Director of the Housing, Homelessness Prevention and Workforce Solutions (HHPWS) to apply for and accept Permanent Local Housing Allocation (PLHA) Program Funds from the State of California, Department of Housing and Community Development (HCD) on behalf of the County of Riverside (County), and the City of Cathedral City, City of Hemet, City of Indio, City of Lake Elsinore, City of Moreno Valley, City of Palm Springs, and City of Temecula (collectively, "Delegating Cities");

**ACTION:** Policy, 4/5 Vote Required

  
Heidi Marshall, Director 5/27/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: June 30, 2020  
xc: HHPWS, Auditor

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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3. Approve the form of the Template Agreement for the PLHA Program Under the HCD for Allocation Years 2019-2023 (Template) for the agreements with Delegating Cities, as required by the PLHA Final Guidelines adopted by the State of California HCD to receive PLHA Formula Allocations for Years 2019-2023, attached;
4. Authorize the Director of the Department of HHPWS, or designee, to enter into and execute an individual agreement with each of the Delegating Cities (Agreement), substantially conforming in form and substance to the attached Template and as approved by County Counsel, in an amount not to exceed the total estimated five-year allocations from HCD, attached;
5. Authorize the Director of the Department of HHPWS, or designee charged with the responsibility of administering and implementing the Agreement, PLHA Program Funds and associated program, based on the availability of funding and as approved by County Counsel, to take all necessary steps to administer and implement the Agreements and PLHA Program Funds including, but not limited to, entering into and executing a Standard Agreement with HCD and any required documents, agreements, and any amendments thereto, necessary to receive and administer the Funds; and
6. Direct Clerk of the Board to file a Notice of Exemption within five (5) working days.
7. Approve and direct the Auditor-Controller to make the budget adjustment as detailed in Schedule A, attached.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$6,881,858	\$41,291,148	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> State Permanent Local Housing Allocation (PLHA) Funds 100%			<b>Budget Adjustment: Yes</b>	
			<b>For Fiscal Year: 2019/20, 2020/21, 2021/22, 2022/23, 2023/24</b>	

**C.E.O. RECOMMENDATION:** [CEO Use]

**BACKGROUND:**

**Summary**

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, Senate Bill (SB) 2 (Chapter 364, Statutes of 2017) included the Building Homes and Jobs Act, which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California.



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SB 2 established the Building Homes and Jobs Trust Fund (Fund) and authorizes California Department of Housing and Community Development (HCD) to allocate 70 percent of monies collected and deposited in the Fund, beginning in calendar year 2019, to local governments for eligible housing and homelessness activities. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. Formula grants to entitlement and non-entitlement jurisdictions are based on the formula prescribed under federal law for the Community Development Block Grant (CDBG). The 5-year estimates (attached) were provided by HCD prior to the COVID-19 Global Pandemic. Staff anticipates that the number of real estate transactions will decrease over the next year, and in turn less funds will be received from the Fund.

The Permanent Local Housing Allocation (PLHA) Program was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock.

On February 26, 2020, HCD issued the availability of approximately \$195 million in grant funding for the PLHA program Entitlement and Non-entitlement Local government formula component Notice of Funding Availability funded from moneys deposited in the Fund in calendar year 2019.

<b>Local Government</b>	<b>2019 Allocation</b>	<b>Estimated 5-Year Allocation</b>
Moreno Valley	1,029,809	6,178,854
Lake Elsinore	248,527	1,491,162
Indio	455,962	2,735,772
Cathedral City	283,223	1,699,338
Palm Springs	192,237	1,153,422
Temecula	273,393	1,640,358
Hemet	402,536	2,415,216
<b>Sub-Total</b>	<b>2,885,687</b>	<b>17,314,122</b>
 County of Riverside	 3,996,171	 23,977,026
	<b>6,881,858</b>	<b>41,291,148</b>

A list of allocations for each local government is attached. The County of Riverside was allocated \$3,996,171 while various cities in the county were allocated amounts ranging from \$88,783 to \$1,622,125, all totaling more than \$10,000,000 in PLHA grant funds in 2019. Local governments must meet threshold and application requirements for Entitlement Local Governments and Non-entitlement Local Governments as defined in PLHA Final Guidelines. Entitlement Local Governments are metropolitan cities and urban counties that received a CDBG grant for fiscal year 2017 pursuant to the federal formula specified in Title 42 United States Code Section 5306.



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County staff has engaged cities in Riverside County entitled to an allocation for an opportunity to pool and leverage all allocations under one application to HCD. A city that elects to participate as part of the County of Riverside's Entitlement Local Government designation, subject to formal approval to participate and execution of necessary funding/partnership agreements, or other documentation, as may be applicable, will be included in the County of Riverside's PLHA Program. The County of Riverside will be responsible for applying for the PLHA grant funds on behalf of all of the cities that decide to participate including, but not limited to, reporting requirements, loan servicing, long term affordability compliance and administering the funds. Pooling PLHA grant funds will allow cities access to more funding than they would otherwise have access to increase the affordable housing stock, with the stipulation that each city will receive no less than what it is allocated. The County intends to allocate 20% of the funds towards a down payment assistance program and 80% of the funds towards development of new affordable housing units.

Pursuant to PLHA Final Guidelines, a local government that delegates another local government to submit an application and administer the formula component of PLHA grant funds on its behalf must enter into a legally binding agreement with the local government.

The following cities wish to delegate to the County of Riverside: City of Moreno Valley, City of Lake Elsinore, City of Indio, City of Cathedral City, City of Palm Springs, City of Temecula, and City of Hemet (Delegating Cities). Pursuant to the attached list of Local Government Formula Allocations for Fiscal 2019-20 and the attached list of estimated Five-Year PLHA Allocations for Local Governments, the total allocation including the County amounts to \$6,881,858 for 2019 and an estimated \$41,291,148 for the 5-year allocation years. The estimated 5-year allocation is anticipated to fluctuate and decrease if the number of real estate transactions decreases.

The County of Riverside intends to apply for PLHA grant funds from HCD and request the 2019 allocation and subsequent allocation years 2020, 2021, 2022 and 2023 towards affordable housing development activities in its application, including allocations for the Delegating Cities. Such activities will be carried out by the County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions (HHPWS). The attached form of Agreement for the Permanent Local Housing Allocation Program Under the California Department of Housing and Community Development for Allocation Years 2019-2023 (Agreement) stipulates that the County of Riverside is delegated by the Delegating Cities to act as lead applicant, administrator and fiscal agent of the PLHA grant funds. The deadline to apply to HCD for PLHA grant funds is July 27, 2020.

Staff recommends that the Board of Supervisors approve the County Resolution Number 2020-146, Authorizing the Director of the Department of HHPWS to Apply for and Accept Permanent Local Housing Allocation Program Funds from the State of California, Department of Housing and Community Development, and approve the attached form of Agreement, and authorize the Director of the Department of HHPWS, or designee, to execute finalized Agreements, subject to County Counsel approval.

**CEQA**



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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Pursuant to the California Environmental Quality Act (CEQA), the form of Agreement was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption. It can be seen with certainty that there is no possibility that the execution of Agreement will not lead to any direct or reasonably indirect physical environmental impacts. Any activities or projects arising out of an award of Implementation Grant funds will be subject to separate CEQA review prior to taking any choice limiting or discretionary action in connection with such projects or activities. A Notice of Exemption will be filed by EDA staff with the County Clerk within 5 days of approval of this item.

**Impact on Residents and Businesses**

The PHLA funds will have a positive impact on residents and businesses as it will provide needed affordable housing. The project is also expected to create jobs in construction, property maintenance and property management.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund; the County's PLHA Program will be fully grant funded and allocated through the California Department of Housing and Community Development, including allocations from Delegating Cities, for Allocation Years 2019, 2020, 2021, 2022 and 2023.

**ATTACHMENTS:**

- Budget Adjustment Schedule A
- Resolution No. 2020-146
- Form of Agreement for the Permanent Local Housing Allocation Program Under The California Department of Housing and Community Development
- PLHA Formula Allocation 2020 Application and Plan
- Local Government Formula Allocations for Fiscal 2019-20
- Five-Year PLHA Allocations for Local Governments
- Public Notice
- Notice of Exemption

  
Misley Wang, Supervising Accountant 6/18/2020

  
Marcus Maltese 6/23/2020

  
Gregory V. Priarios, Director County Counsel 6/18/2020

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

**RESOLUTION NO. 2020-146**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AUTHORIZING THE DIRECTOR OF THE HOUSING, HOMELESSNESS PREVENTION & WORKFORCE SOLUTIONS, OR DESIGNEE, TO APPLY FOR AND ACCEPT PERMANENT LOCAL HOUSING ALLOCATION PROGRAM FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON BEHALF OF THE COUNTY AND DELEGATING CITIES, AND TO ENTER INTO AND EXECUTE THE STANDARD AGREEMENT AND ANY REQUIRED DOCUMENTATION, AND AMENDMENTS THERETO, NECESSARY TO RECEIVE AND ADMINISTER THE FUNDS**

**WHEREAS**, the State of California (the "State"), Department of Housing and Community Development ("HCD") issued a Notice of Funding Availability ("NOFA"), dated February 26, 2020, to provide approximately \$195,000,000 under the Permanent Local Housing Allocation ("PLHA") Program through its Entitlement and Non-entitlement Local Government Formula Component from the Building Homes and Jobs Trust Fund for assistance to Local Governments pursuant to Health and Safety Code section 50470 et seq. and Senate Bill (SB) 2 (Chapter 364, Statutes of 2017); and

**WHEREAS**, the PLHA Program provides a permanent source of funding to all Local Governments in the State of California to help implement plans to increase the affordable housing stock; and

**WHEREAS**, the County of Riverside ("County") is an eligible Local Government applying for the program to administer one or more eligible activities, including on behalf of other Local Governments that have delegated County to submit an application and administer their PLHA formula allocations; and

**WHEREAS**, HCD may approve funding allocations for the PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement and other contracts between HCD and PLHA funding recipients;

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, ("Board"), in regular session assembled on June 30, 2020, at 9:30 a.m. or soon thereafter, in the meeting room of the Board located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board does hereby determine and declare as follows:

*RESOLUTION NO. 2020-146  
Housing, Homelessness Prevention and Workforce Solutions*

FORM APPROVED COUNTY COUNSEL  
BY: *Lisa Sanchez* 6/18/2020  
DATE  
LISA SANCHEZ

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1. That the above recitals are true and correct and incorporated as though set forth herein.
2. If County receives a grant of PLHA funds from HCD pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts County may have with HCD.
3. County is hereby authorized and directed to receive PLHA funds, in an amount not to exceed the five-year estimate of the PLHA formula allocations of \$41,291,148, including delegated amounts, as stated in Appendix C of the current NOFA, in accordance with all applicable rules and laws.
4. County hereby agrees to use the PLHA funds for eligible activities as approved by HCD and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the County and HCD.
5. County certifies that it was delegated by the City of Moreno Valley, City of Lake Elsinore, City of Indio, City of Cathedral City, City of Palm Springs, City of Temecula, and City of Hemet (collectively, "Delegating Cities") to submit an application on their behalf and administer the PLHA award for their formula allocations of PLHA funds, pursuant to Guidelines Section 300(c) and 300(d), and the legally binding agreements between the Delegating Cities and the County with respect to the Program funds is to be submitted to HCD as part of the PLHA application.
6. Pursuant to County's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all Program requirements.
7. County certifies that, if funds are used for the acquisition, construction or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(6)(A),(B) and (C).
8. County certifies that, if funds are used for the development of an Affordable Rental

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Housing Development, the Local Government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such 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 a Local Government-approved underwriting of the Project for a term of at least 55 years.

9. County shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by HCD.

10. The Board authorizes the Director of the Housing, Homelessness Prevention & Workforce Solutions ("HHPWS"), or designee, to execute and submit the PLHA Program Application, attached hereto as Attachment No. 1, and all other subsequent and necessary documents required by HCD, including but not limited to, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the PHLA Program or the PLHA funds awarded to County, including on behalf of the Delegating Cities, as HCD may deem appropriate.

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

Kecia R. Harper, Clerk of said Board

By *Priscilla Passer*  
Deputy

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None





Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

7/1/20  
Date

*PPR*  
Initial

### Notice of Exemption

**To:**  
 Office of Planning and Research  
 For U.S Mail: P.O. Box 3044 Sacramento, CA 95812-3044  
 Street Address: 1400 Tenth St. Sacramento, CA 95814

**From:**  
 County of Riverside, Department of Housing, Homelessness Prevention and Workforce Solutions  
 5555 Arlington Avenue Riverside, CA 92504  
 Contact: Mervyn Manalo, Housing Specialist  
 Phone: (951) 343-5495

County Clerk  
 County of Riverside  
 2724 Gateway Drive  
 P.O. Box 751  
 Address: Riverside, CA 92502-0751

Lead Agency (if different from above):  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Exemption in Compliance with 15301, and 15061(b)(3) of State CEQA Guidelines.**

Resolution No. 2020-146, Authorizing the Director of the Housing, Homelessness Prevention and Workforce Solutions to Apply for and Accept Permanent Local Housing Allocation (PLHA) Program Funds from the State of California, Department of Housing and Community Development (HCD), and Form of Agreement with Delegating Cities

**Project Title:**

**Project Location:** Riverside County

**Project Description:**

The County of Riverside intends to apply for PLHA grant funds from HCD and request the 2019 allocation and subsequent allocation years 2020, 2021, 2022 and 2023 towards affordable housing development activities in its application, including allocations for the Delegating Cities. Such activities will be carried out by the County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions (HHPWS). The attached form of Agreement for PLHA Program Under HCD for Allocation Years 2019-2023 (Agreement) stipulates that the County of Riverside is delegated by the Delegating Cities to act as lead applicant, administrator and fiscal agent of the PLHA grant funds.

**Project Sponsor:** County of Riverside, Department of Housing, Homelessness Prevention and Workforce Solutions

This is to advise that the County of Riverside Board of Supervisors approved the above project on

Lead agency or  Responsible Agency

June 23, 2020 and has made the following determinations regarding the above described project:  
(tentative date)

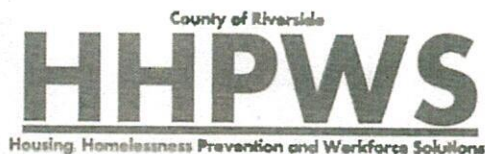
**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b)(3), General Rule Exemption or "Common Sense" Exemption.

**Reasons Why Project is Exempt:** Pursuant to the California Environmental Quality Act (CEQA), the resolution and form of Agreement was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption. It can be seen with certainty that there is no possibility that the execution of Agreement will not lead to any direct or reasonably indirect physical environmental impacts. Any activities or projects arising out of an award of Implementation Grant funds will be subject to separate CEQA review prior to taking any choice limiting or discretionary action in connection with such projects or activities. A Notice of Exemption will be filed by EDA staff with the County Clerk within 5 days of approval of this item.

Signature: *J Garcia* Title: Juan Garcia, Principal Development Specialist Riverside County

Date: 6/18/20 Date received for filing: \_\_\_\_\_

JUN 30 2020 3.24



**Date:** June 23, 2020

**To:** Clerk of the Board of Supervisors  
4080 Lemon St, 1st Floor, Suite 127  
Riverside CA 92501

**From:** Juan Garcia, Principal Development Specialist  
Department of Housing, Homelessness Prevention and Workforce Solutions  
County of Riverside  
5555 Arlington Ave  
Riverside, CA 92501

**Subject:** **Notice of Exemption (NOE) – Resolution No. 2020-146, Authorizing the Director of the Housing, Homelessness Prevention and Workforce Solutions to Apply for and Accept Permanent Local Housing Allocation (PLHA) Program Funds from the State of California, Department of Housing and Community Development (HCD), and Form of Agreement with Delegating Cities**

The Department of Housing, Homelessness Prevention and Workforce Solutions is requesting the Clerk of the Board of Supervisors post the attached Notice of Exemption. Authorization to bill by journal voucher is included for your posting fee.

After posting, please return the document to:

Mail Stop #3760  
Attention: Juan Garcia, Principal Development Specialist  
Department of Housing, Homelessness Prevention and Workforce Solutions  
County of Riverside  
5555 Arlington Ave  
Riverside, CA 92501

If you have any questions, please contact Juan Garcia at 951-343-5473.

Attachment

Cc: file



# Riverside County Clerk-Recorder

## Authorization to Bill by Journal Voucher

To be completed by submitting Agency

**COUNTY OF RIVERSIDE  
DEPARTMENT OF HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE  
SOLUTIONS (HHWPS)**

Authorization # \_\_\_\_\_  
Date: 6/11/2020  
Agency/Division: County of Riverside HHPWS - Attn: Tristan Chen  
Accounting String: FUND DEPT ID ACCT  
(Interfund) 537080-21250-190060000 project code: EDH19001190  
(Non-Interfund)

**This authorizes the "County Clerk & Recorder Office" to issue a Journal Voucher for payment of all fees for the accompanying documents.**

Number of Documents Included: 1 Notice of Exemption (PLHA)

Authorized by: \_\_\_\_\_  
Juan Garcia, Principal Development Specialist

Presented by: \_\_\_\_\_  
Mervyn Manalo, Housing Specialist

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### To be completed by County Recorder

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Document no(s)/invoice no(s): \_\_\_\_\_

# **Permanent Local Housing Allocation (PLHA) Formula Allocation**

## **2020 Application**



**State of California  
Governor, Gavin Newsom**

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

**Douglas R. McCauley, Acting 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](mailto:PLHA@hcd.ca.gov)

**Final Filing Date: April 27, 2020 through July 27, 2020 at 5 P.M. PST**



**Instructions**

Rev. 5/20/20

**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.**

HCD will only accept applications through a postal carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery to HCD's office. A complete original application and an electronic copy on a USB flash drive with all applicable information must be received by HCD via postal carrier no later than 5:00 p.m. on:

**Monday, July 27, 2020**

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 unprotected, not a .pdf document. For application errors please fill out the Application Support worksheet and email the entire workbook to Application Support for application errors at [AppSupport@hcd.ca.gov](mailto:AppSupport@hcd.ca.gov).

**General Instructions** (Additional instructions and guidance are given throughout the Supplemental Application in "red" text and in cell comments.

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

"Yellow" cells are for Sponsor input. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score.

Required attachments are indicated in "orange" throughout the Supplemental Application. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Supplemental Application. For Example: "App1 Payee Data" for Sponsor 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. Point cells in the Scoring worksheet shaded in "red" indicate that the Sponsor has failed to meet the minimum points required.

**Sponsor must complete the following worksheets in the PLHA Formula Allocation Application.**

**Formula Allocation Application**

**302(c)(4) Plan**

**Legislative Contacts**

**Checklist**

Binder Tab #	Threshold Requirement	Electronic File Name	Document Description	Included?
1	X	<a href="#">App1 Resolution</a>	PLHA webpage for Resolution Document	Included
2	X	<a href="#">App1 Signature Block</a>	Signature Block - upload in Microsoft Word Document	Included
3	X	<a href="#">App1 TIN</a>	Taxpayer Identification Number Document	Included
4	X	Applicant Agreement	Legally binding agreement between Delegating and Administering Local Governments	Included
5		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.	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										Rev. 5/20/20		
Eligible Applicant Type:		Entitlement										
Local Government Recipient of PLHA Formula Allocation:										Riverside County		
Approximate PLHA Formula Allocation Amount:					\$3,996,171			Allowable Local Admin (5%):		\$199,808		
<p>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.</p> <p>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.</p> <p>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.</p>												
<b>Eligible Applicants §300</b>												
<p>§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.</p>												
Applicant:		County of Riverside										
Address:		5555 Arlington Avenue										
City:	Riverside	State:	CA	Zip:	92504	County:	Riverside					
§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?										Yes		
§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?										Yes		
File Name:	App1 Resolution	PLHA webpage for Resolution Document					Attached and on USB?					Yes
File Name:	App1 Signature Block	Signature Block - upload in Microsoft Word Document					Attached and on USB?					Yes
File Name:	App1 TIN	Taxpayer Identification Number Document					Attached and on USB?					Yes
File Name:	Applicant Agreement	Legally binding agreement between Delegating and Administering Local Governments					Attached and on USB?					Yes
<b>Eligible Activities, §301</b>												
§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 checked="" 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 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 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 checked="" 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		
<b>Threshold Requirements, §302</b>												
§302(a) Housing Element compliance: Applicant or Delegating Local Government's Housing Element was adopted by the Local Government's governing body by the application deadline and 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 certifies that submission of the application was authorized by the governing board of the Applicant.										Yes		
§302(c)(3) Applicant certifies 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) Does the application include a Plan in accordance with §302(c)(4)?										Yes		
§302(c)(4)(D) Applicant certifies 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 certifies that the Plan submitted is for a term of five years. 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 certifies 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 certifies 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.										Yes		
§302(c)(8) Has Applicant attached a program income reuse plan describing how repaid loans will be reused for eligible activities specified in Section 301?										Yes		
<b>Administration</b>												
Applicant agrees to adhere to §500, Accounting Records.										Yes		
Applicant agrees to adhere to §501, Audits/Monitoring of PLHA Files.										Yes		
Applicant agrees to adhere to §502, Cancellation/Termination.										Yes		
Applicant agrees to adhere to §503, Reporting.										Yes		
<b>Certifications</b>												
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.												
Authorized Representative Printed Name		Title			Signature			Date				
Entity name:		County of Riverside			Phone Number:			951-343-5473				
Entity Address		5555 Arlington Avenue			City:		Riverside	State:		CA		
					Zip:		92504					



**§302(c)(4) Plan**

Rev. 5/2020

**§302(c)(4)(A)** Describe the manner in which allocated funds will be used for eligible activities.  
 The County of Riverside intends to use PLHA funds for 2 activities: 1) allocate 20% of the funds towards a downpayment assistance program to provide loans to qualified low- and moderate-income households to purchase affordable homes; and 2) allocate 80% of the funds for gap financing new construction or rehabilitation of affordable multifamily rental housing units.

**§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 County of Riverside is proposing to allocate 80% of PLHA funds to finance affordable rental developments and will require each development to restrict no more than 49 percent of the total units for households with incomes at or below 80 percent of AMI of which 20% of the restricted units will be reserved for households with incomes at or below 50 percent of AMI, thereby increasing the supply of housing for households with incomes at or below 60 percent of 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 Plan is consistent with the programs set forth in the County of Riverside's Housing Element as well as the County's 5 Year Consolidated Plan. Pursuant to California Government Code Section 65583(c)(2), the County's Eight-Year Action Plan as part of its Housing Element includes policies and programs to assist in the development of housing to meet the needs of very low-, low- and moderate-income households. The Action Plan provides the following policies: 1) Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households or special needs housing (Policy 1.1); and 2) Support programs that offer low- and moderate-income households the opportunity for homeownership (Policy 3.4).

**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 County of Riverside will allocate 80% of the PLHA funds for the rehabilitation and construction of affordable housing units for rent. The County will accept applications over the counter and give priority to applications that can demonstrate that all other funding has been secured and can start construction within 12 months. An application fee of \$1,000 will be charged for each PLHA funding application to help defray cost associated with reviewing PLHA applications. For all rental multifamily construction projects, the County will charge \$100 per unit for the life of the affordability period to help offset the costs associated with monitoring the projects.

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	80.00%		80.00%		80.00%		80.00%		80.00%						
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	80%	50%	80%	50%	80%	50%	80%	50%	80%	50%					<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at the AMI Level	1580	2272	1580	2272	1580	2272	814	1255	814	1255					15694
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	160	40	160	40	160	40	160	40	160	40					1000
<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	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.  
 The County will accept applications over the counter and give priority to applications that can demonstrate that all other funding has been secured and can start construction within 12 months. The County will actively work with participating cities in developing a pipeline of projects. Currently the County is aware of 42 projects in different stages of planning throughout the County.

**§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.

**§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.

**§301(a)(7)** 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>§302(c)(4)(E)(i)</b> 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)		0%	
The County of Riverside will allocate 20% of the PLHA funds for direct homeownership assistance to eligible households by providing down payment assistance on a first-come, first-served basis to persons not exceeding 80 percent of the HUD-adjusted area median income. The program will provide down payment assistance as a silent-second loan in the amount of up to twenty percent (20%) of the purchase price and is provided on a first-come, first served basis. If the property is no longer maintained as the principal residence of the buyer or is sold prior to the end of the thirty (30) year affordability period, all PLHA direct subsidy funds must be repaid. Otherwise, the loan is converted to a grant after the affordability period.														
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									
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	20.00%	20.00%	20.00%	20.00%	20.00%									
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	80%	80%	80%	80%	80%									<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level	1580	1580	1580	814	814									6368
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	25	25	25	25	25									125
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity	30 Years	30 Years	30 Years	30 Years	30 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.														
The County currently operates a down payment assistance program funded with HUD HOME funds and we plan to mirror the proposed PLHA funded program after the HOME funded first time home buyer program. We will work with all participating cities to help us market the program and we will ask all cities to post program information on their websites. Also, we have found it beneficial to work closely with our approved lenders to help us market our other homebuyer programs.														
<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.														
<b>File Name:</b>	<b>Plan Adoption</b>		<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?	Yes



## APPENDICES

### Appendix A: Entitlement and Non-entitlement Local Government Formula Allocation for Fiscal Year 2019-20.

Entitlement Local Government		Non-entitlement Local Government	
Local Government	Funding Amount	Local Government	Funding Amount
Alameda	\$558,765	Alpine County	\$68,065
Alameda County	\$933,865	Alturas	\$79,305
Alhambra	\$465,628	Amador City	\$65,861
Aliso Viejo	\$119,177	Amador County	\$134,185
Anaheim	\$2,155,285	American Canyon	\$117,435
Antioch	\$394,235	Anderson	\$103,770
Apple Valley	\$287,561	Angels	\$81,289
Bakersfield	\$1,730,902	Arcata	\$176,062
Baldwin Park	\$488,178	Artesia	\$135,728
Bellflower	\$513,624	Arvin	\$138,593
Berkeley	\$1,293,584	Atwater	\$158,209
Buena Park	\$369,242	Auburn	\$119,859
Burbank	\$477,182	Avenal	\$104,652
Camarillo	\$135,354	Benicia	\$141,459
Carlsbad	\$272,582	Biggs	\$70,710
Carson	\$414,730	Bishop	\$83,713
Cathedral City	\$283,223	Blue Lake	\$68,285
Cerritos	\$109,213	Brawley	\$151,156
Chico	\$390,348	Butte County	\$333,428
Chino	\$249,365	Calaveras County	\$206,477
Chino Hills	\$177,285	Calexico	\$203,832
Chula Vista	\$1,059,483	Calimesa	\$88,783
Citrus Heights	\$312,759	Calipatria	\$77,101
Clovis City	\$365,609	Calistoga	\$85,256
Compton	\$769,720	Capitola	\$105,092
Concord	\$488,785	Carmel-by-the-Sea	\$81,950
Contra Costa County	\$2,170,178	Chowchilla	\$110,382
Corona	\$582,003	Clearlake	\$145,867
Costa Mesa	\$528,581	Coalinga	\$103,109
Cupertino City	\$165,510	Colfax	\$72,032
Daly City	\$511,821	Colusa	\$85,917
Davis	\$302,924	Colusa County	\$83,493
Delano City	\$325,124	Corcoran	\$113,908
Downey	\$520,279	Corning	\$92,529
El Cajon	\$645,382	Crescent City	\$80,848
El Centro (Colonia Only)	\$245,998	Del Norte County	\$140,797



Entitlement Local Government		Non-entitlement Local Government	
Local Government	Funding Amount	Local Government	Funding Amount
El Monte	\$847,292	Dinuba	\$148,291
Elk Grove	\$439,787	Dixon	\$115,451
Encinitas	\$156,044	Dorris	\$66,522
Escondido	\$842,911	Dos Palos	\$82,832
Fairfield	\$390,910	Dunsmuir	\$72,032
Fontana	\$981,122	El Centro	\$216,175
Fountain Valley	\$144,608	El Dorado County	\$479,995
Fremont	\$641,160	Etna	\$67,183
Fresno	\$3,407,603	Eureka	\$187,522
Fresno County	\$1,643,348	Exeter	\$97,819
Fullerton	\$688,452	Farmersville	\$98,260
Garden Grove	\$994,343	Ferndale	\$71,150
Gardena	\$329,877	Firebaugh	\$95,395
Gilroy City	\$244,259	Fort Bragg	\$106,856
Glendale	\$867,025	Fort Jones	\$69,167
Glendora City	\$130,258	Fortuna	\$108,619
Goleta	\$94,015	Fowler	\$81,069
Hanford	\$295,468	Glenn County	\$106,856
Hawthorne	\$612,819	Grass Valley	\$135,508
Hayward	\$651,735	Greenfield	\$139,916
Hemet	\$402,536	Gridley	\$92,529
Hesperia	\$505,777	Grover Beach	\$121,182
Huntington Beach	\$548,495	Guadalupe	\$101,125
Huntington Park	\$651,678	Gustine	\$73,575
Indio City	\$455,962	Hidden Hills	\$71,371
Inglewood	\$735,776	Hollister	\$180,249
Irvine	\$757,977	Holtville	\$82,611
Kern County	\$2,160,344	Humboldt County	\$344,448
La Habra	\$388,867	Huron	\$99,582
La Mesa	\$188,809	Imperial	\$91,427
Laguna Niguel	\$153,414	Imperial County	\$173,858
Lake Elsinore	\$248,527	Indian Wells	\$88,783
Lake Forest	\$221,070	Industry	\$65,596
Lakewood	\$270,847	Inyo County	\$103,770
Lancaster	\$694,855	Ione	\$75,338
Livermore	\$208,540	Jackson	\$87,460
Lodi	\$336,265	King City	\$134,185
Lompoc	\$227,027	Kings County	\$163,499
Long Beach	\$2,926,784	Lake County	\$241,741
Los Angeles	\$26,219,573	Lakeport	\$79,305
Los Angeles County	\$11,025,126	Lassen County	\$102,007
Lynwood	\$631,387	Lemoore	\$145,205



Entitlement Local Government		Non-entitlement Local Government	
Local Government	Funding Amount	Local Government	Funding Amount
Madera	\$422,319	Lincoln	\$203,171
Marin County	\$725,571	Lindsay	\$117,214
Menifee	\$251,604	Live Oak	\$89,664
Merced	\$518,719	Livingston	\$108,839
Milpitas City	\$238,595	Loomis	\$81,730
Mission Viejo	\$206,683	Los Banos	\$188,184
Modesto	\$969,747	Loyalton	\$67,624
Montebello	\$316,758	Madera County	\$273,920
Monterey	\$116,419	Mammoth Lakes	\$81,730
Monterey County	\$648,380	Maricopa	\$66,742
Monterey Park	\$318,871	Marina	\$157,548
Moreno Valley	\$1,029,809	Mariposa County	\$128,455
Mountain View	\$256,551	Marysville	\$110,382
Napa City	\$318,210	McFarland	\$112,806
National City	\$393,191	Mendocino County	\$349,958
Newport Beach	\$169,613	Merced County	\$310,947
Norwalk	\$592,762	Modoc County	\$76,440
Oakland	\$3,704,475	Mono County	\$77,101
Oceanside	\$649,151	Montague	\$68,726
Ontario	\$920,018	Mount Shasta	\$89,885
Orange	\$607,483	Napa County	\$143,222
Orange County	\$1,272,164	Nevada City	\$78,865
Oxnard	\$1,158,429	Nevada County	\$306,319
Palm Desert	\$171,306	Orange Cove	\$101,345
Palm Springs	\$192,237	Orland	\$92,529
Palmdale	\$779,064	Oroville	\$137,051
Palo Alto	\$231,496	Pacific Grove	\$118,757
Paradise	\$93,596	Palos Verdes Estates	\$96,717
Paramount City	\$438,197	Parlier	\$133,524
Pasadena	\$936,076	Pismo Beach	\$99,582
Perris City	\$466,532	Placer County	\$455,090
Petaluma	\$184,357	Placerville	\$110,823
Pico Rivera	\$338,973	Plumas County	\$121,182
Pittsburg	\$317,683	Plymouth	\$67,404
Placentia	\$214,774	Point Arena	\$67,404
Pleasanton City	\$151,089	Portola	\$75,338
Pomona	\$1,068,445	Rancho Mirage	\$172,094
Porterville	\$342,754	Red Bluff	\$124,047
Rancho Cordova City	\$285,366	Rio Dell	\$79,085
Rancho Cucamonga	\$450,476	Rio Vista	\$96,276
Rancho Santa Margarita	\$101,396	Riverbank	\$122,063
Redding	\$336,814	San Benito County	\$121,182



Entitlement Local Government		Non-entitlement Local Government	
Local Government	Funding Amount	Local Government	Funding Amount
Redondo Beach	\$130,830	San Joaquin	\$78,644
Redwood City	\$347,719	San Juan Bautista	\$75,999
Rialto	\$597,786	San Juan Capistrano	\$236,452
Riverside	\$1,622,125	Sand City	\$67,139
Riverside County	\$3,996,171	Santa Cruz County	\$565,952
Rocklin City	\$134,638	Scotts Valley	\$103,770
Rosemead	\$343,238	Shasta County	\$286,924
Roseville	\$313,366	Shasta Lake	\$102,227
Sacramento	\$2,357,067	Sierra County	\$67,624
Sacramento County	\$2,720,826	Siskiyou County	\$142,120
Salinas	\$1,006,847	Solano County	\$128,234
San Bernardino	\$1,622,027	Soledad	\$120,961
San Bernardino County	\$3,459,141	Sonora	\$91,427
San Buenaventura	\$357,439	South Lake Tahoe	\$165,703
San Clemente	\$189,040	St. Helena	\$89,003
San Diego	\$5,790,183	Suisun City	\$154,683
San Diego County	\$1,979,966	Susanville	\$93,191
San Francisco	\$8,718,035	Sutter County	\$116,333
San Joaquin County	\$1,310,193	Sutter Creek	\$78,644
San Jose	\$4,348,646	Taft	\$90,546
San Leandro	\$349,960	Tehama	\$65,596
San Luis Obispo County	\$872,502	Tehama County	\$186,685
San Marcos City	\$319,178	Trinidad	\$66,081
San Mateo	\$341,894	Trinity County	\$121,622
San Mateo County	\$1,209,550	Truckee	\$104,652
Santa Ana	\$2,803,706	Tulare County	\$583,584
Santa Barbara	\$453,109	Tulelake	\$68,506
Santa Barbara County	\$569,787	Tuolumne County	\$242,182
Santa Clara	\$479,491	Ukiah	\$129,777
Santa Clara County	\$736,733	Vernon	\$65,376
Santa Clarita	\$588,259	Wasco	\$135,508
Santa Cruz	\$264,744	Weed	\$76,661
Santa Maria	\$733,471	Westmorland	\$72,693
Santa Monica	\$547,516	Wheatland	\$72,032
Santa Rosa	\$694,325	Williams	\$80,848
Santee	\$134,374	Willits	\$92,309
Seaside	\$193,124	Willows	\$93,631
Simi Valley	\$290,357	Winters	\$88,783
Sonoma County	\$899,393	Woodlake	\$89,885
South Gate	\$721,320	Yolo County	\$136,610
South San Francisco	\$217,980	Yountville	\$81,069
Stanislaus County	\$1,154,982	Yreka	\$102,007



Stockton	\$1,711,430	Yuba County	\$272,377
<b>Entitlement Local Government</b>			
<b>Local Government</b>	<b>Funding Amount</b>		
Sunnyvale	\$533,023		
Temecula	\$273,393		
Thousand Oaks	\$296,040		
Torrance	\$444,374		
Tulare	\$318,433		
Turlock	\$309,854		
Tustin	\$385,545		
Union City	\$253,935		
Upland	\$277,837		
Vacaville	\$240,500		
Vallejo	\$505,369		
Ventura County	\$859,749		
Victorville	\$632,770		
Visalia	\$630,815		
Vista	\$408,882		
Walnut Creek	\$138,449		
Watsonville	\$362,515		
West Covina	\$388,763		
West Sacramento	\$236,679		
Westminster	\$510,577		
Whittier	\$383,190		
Woodland	\$248,989		
Yorba Linda	\$106,529		
Yuba City	\$311,140		



**Appendix C: Estimate of Five-Year PLHA Allocation for Entitlement and Non-entitlement Local Government**

Entitlement Local Government		Non-entitlement Local Government	
Local Government	Estimate 5-Year Funding Amount	Local Government	Estimate 5-Year Funding Amount
Alameda	\$3,352,590	Alpine County	\$408,390
Alhambra	\$2,793,768	Alturas	\$475,835
Aliso Viejo	\$715,062	Amador City	\$395,168
Anaheim	\$12,931,710	Amador County	\$805,115
Antioch	\$2,365,410	American Canyon	\$704,612
Apple Valley	\$1,725,366	Anderson	\$622,622
Bakersfield	\$10,385,412	Angels	\$487,737
Baldwin Park	\$2,929,068	Arcata	\$1,056,372
Bellflower	\$3,081,744	Artesia	\$814,372
Berkeley	\$7,761,504	Arvin	\$831,563
Buena Park	\$2,215,452	Atwater	\$949,257
Burbank	\$2,863,092	Auburn	\$719,158
Camarillo	\$812,124	Avenal	\$627,912
Carlsbad	\$1,635,492	Benicia	\$848,754
Carson	\$2,488,380	Biggs	\$424,261
Cathedral City	\$1,699,338	Bishop	\$502,283
Cerritos	\$655,278	Blue Lake	\$409,715
Chico	\$2,342,088	Brawley	\$906,940
Chino	\$1,496,190	Butte County	\$2,000,572
Chino Hills	\$1,063,710	Calaveras County	\$1,238,865
Chula Vista	\$6,356,898	Calxico	\$1,222,996
Citrus Heights	\$1,876,554	Calimesa	\$532,699
Clovis City	\$2,193,654	Calipatria	\$462,611
Compton	\$4,618,320	Calistoga	\$511,540
Concord	\$2,932,710	Capitola	\$630,557
Corona	\$3,492,018	Carmel-by-the-Sea	\$491,704
Costa Mesa	\$3,171,486	Chowchilla	\$662,295
Cupertino City	\$993,060	Clearlake	\$875,203
Daly City	\$3,070,926	Coalinga	\$618,655
Davis	\$1,817,544	Colfax	\$432,196
Delano City	\$1,950,744	Colusa	\$515,507
Downey	\$3,121,674	Colusa County	\$500,961
El Cajon	\$3,872,292	Corcoran	\$683,453
El Centro	\$1,475,988	Corning	\$555,180
Elk Grove	\$2,638,722	Crescent City	\$485,092
El Monte	\$5,083,752	Del Norte County	\$844,787
Encinitas	\$936,264	Dinuba	\$889,749
Escondido	\$5,057,466	Dixon	\$692,710



Entitlement Local Government		Non-entitlement Local Government	
Local Government	Estimate 5 Year Funding Amount	Local Government	Estimate 5 Year Funding Amount
Fairfield	\$2,345,460	Dorris	\$399,135
Fontana	\$5,886,732	Dos Palos	\$496,994
Fountain Valley	\$867,648	Dunsmuir	\$432,196
Fremont	\$3,846,960	El Centro	\$1,297,051
Fresno	\$20,445,618	El Dorado County	\$2,879,974
Fullerton	\$4,130,712	Etna	\$403,103
Gardena	\$1,979,262	Eureka	\$1,125,138
Garden Grove	\$5,966,058	Exeter	\$586,917
Gilroy City	\$1,465,554	Farmersville	\$589,562
Glendale	\$5,202,150	Ferndale	\$426,906
Glendora City	\$781,548	Firebaugh	\$572,371
Goleta	\$564,090	Fort Bragg	\$641,136
Hanford	\$1,772,808	Fort Jones	\$415,004
Hawthorne	\$3,676,914	Fortuna	\$651,715
Hayward	\$3,910,410	Fowler	\$486,414
Hemet	\$2,415,216	Glenn County	\$641,136
Hesperia	\$3,034,662	Grass Valley	\$813,049
Huntington Beach	\$3,290,970	Greenfield	\$839,497
Huntington Park	\$3,910,068	Gridley	\$555,180
Indio City	\$2,735,772	Grover Beach	\$727,093
Inglewood	\$4,414,656	Guadalupe	\$606,754
Irvine	\$4,547,862	Gustine	\$441,452
Laguna Niguel	\$920,484	Hidden Hills	\$428,228
La Habra	\$2,333,202	Hollister	\$1,081,498
Lake Forest	\$1,326,420	Holtville	\$495,671
Lake Elsinore	\$1,491,162	Humboldt County	\$2,066,693
Lakewood	\$1,625,082	Huron	\$597,497
La Mesa	\$1,132,854	Imperial	\$548,568
Lancaster	\$4,169,130	Imperial County	\$1,043,148
Livermore	\$1,251,240	Indian Wells	\$532,699
Lodi	\$2,017,590	Industry	\$393,581
Lompoc	\$1,362,162	Inyo County	\$622,622
Long Beach	\$17,560,704	Ione	\$452,032
Los Angeles	\$157,317,438	Jackson	\$524,764
Lynwood	\$3,788,322	King City	\$805,115
Madera	\$2,533,914	Kings County	\$980,995
Menifee	\$1,509,624	Lake County	\$1,450,450
Merced	\$3,112,314	Lakeport	\$475,835
Milpitas City	\$1,431,570	Lassen County	\$612,043
Mission Viejo	\$1,240,098	Lemoore	\$871,235
Modesto	\$5,818,482	Lincoln	\$1,219,029



Entitlement Local Government		Non-entitlement Local Government	
Local Government	Estimate 5 Year Funding Amount	Local Government	Estimate 5 Year Funding Amount
Montebello	\$1,900,548	Lindsay	\$703,289
Monterey	\$698,514	Live Oak	\$537,988
Monterey Park	\$1,913,226	Livingston	\$653,038
Moreno Valley	\$6,178,854	Loomis	\$490,382
Mountain View	\$1,539,306	Los Banos	\$1,129,105
Napa City	\$1,909,260	Loyalton	\$405,747
National City	\$2,359,146	Madera County	\$1,643,522
Newport Beach	\$1,017,678	Mammoth Lakes	\$490,382
Norwalk	\$3,556,572	Maricopa	\$400,458
Oakland	\$22,226,850	Marina	\$945,290
Oceanside	\$3,894,906	Mariposa County	\$770,732
Ontario	\$5,520,108	Marysville	\$662,295
Orange	\$3,644,898	McFarland	\$676,841
Oxnard	\$6,950,574	Mendocino County	\$2,099,753
Palmdale	\$4,674,384	Merced County	\$1,865,687
Palm Desert	\$1,027,836	Modoc County	\$458,644
Palm Springs	\$1,153,422	Mono County	\$462,611
Palo Alto	\$1,388,976	Montague	\$412,359
Paradise	\$561,576	Mount Shasta	\$539,311
Paramount City	\$2,629,182	Napa County	\$859,334
Pasadena	\$5,616,456	Nevada City	\$473,190
Perris City	\$2,799,192	Nevada County	\$1,837,916
Petaluma	\$1,106,142	Orange Cove	\$608,076
Pico Rivera	\$2,033,838	Orland	\$555,180
Pittsburg	\$1,906,098	Oroville	\$822,306
Placentia	\$1,288,644	Pacific Grove	\$712,546
Pleasanton City	\$906,534	Palos Verdes Estates	\$580,305
Pomona	\$6,410,670	Parlier	\$801,148
Porterville	\$2,056,524	Pismo Beach	\$597,497
Rancho Cordova City	\$1,712,196	Placer County	\$2,730,542
Rancho Cucamonga	\$2,702,856	Placerville	\$664,940
Rancho Santa Margarita	\$608,376	Plumas County	\$727,093
Redding	\$2,020,884	Plymouth	\$404,425
Redondo Beach	\$784,980	Point Arena	\$404,425
Redwood City	\$2,086,314	Portola	\$452,032
Rialto	\$3,586,716	Rancho Mirage	\$1,032,569
Riverside	\$9,732,750	Red Bluff	\$744,284
Rocklin City	\$807,828	Rio Dell	\$474,513
Rosemead	\$2,059,428	Rio Vista	\$577,661
Roseville	\$1,880,196	Riverbank	\$732,382
Sacramento	\$14,142,402	San Benito County	\$727,093



Entitlement Local Government		Non-entitlement Local Government	
Local Government	Estimate 5 Year Funding Amount	Local Government	Estimate 5 Year Funding Amount
Salinas	\$6,041,082	San Joaquin	\$471,868
San Bernardino	\$9,732,162	San Juan Bautista	\$455,999
San Clemente	\$1,134,240	San Juan Capistrano	\$1,418,712
San Diego	\$34,741,098	Sand City	\$402,838
San Francisco	\$52,308,210	Santa Cruz County	\$3,395,713
San Jose	\$26,091,876	Scotts Valley	\$622,622
San Leandro	\$2,099,760	Shasta County	\$1,721,544
San Marcos City	\$1,915,068	Shasta Lake	\$613,366
San Mateo	\$2,051,364	Sierra County	\$405,747
Santa Ana	\$16,822,236	Siskiyou County	\$852,722
Santa Barbara	\$2,718,654	Solano County	\$769,410
Santa Clara	\$2,876,946	Soledad	\$725,770
Santa Clarita	\$3,529,554	Sonoma	\$548,568
Santa Cruz	\$1,588,464	South Lake Tahoe	\$994,219
Santa Maria	\$4,400,826	St. Helena	\$534,021
Santa Monica	\$3,285,096	Suisun City	\$928,099
Santa Rosa	\$4,165,950	Susanville	\$559,147
Santee	\$806,244	Sutter County	\$698,000
Seaside	\$1,158,744	Sutter Creek	\$471,868
Simi Valley	\$1,742,142	Taft	\$543,278
South Gate	\$4,327,920	Tehama	\$393,581
South San Francisco	\$1,307,880	Tehama County	\$1,120,113
Stockton	\$10,268,580	Trinidad	\$396,491
Sunnyvale	\$3,198,138	Trinity County	\$729,738
Temecula	\$1,640,358	Truckee	\$627,912
Thousand Oaks	\$1,776,240	Tulare County	\$3,501,506
Torrance	\$2,666,244	Tulelake	\$411,037
Tulare	\$1,910,598	Tuolumne County	\$1,453,095
Turlock	\$1,859,124	Ukiah	\$778,667
Tustin	\$2,313,270	Vernon	\$392,259
Union City	\$1,523,610	Wasco	\$813,049
Upland	\$1,667,022	Weed	\$459,966
Vacaville	\$1,443,000	Westmorland	\$436,163
Vallejo	\$3,032,214	Wheatland	\$432,196
San Buenaventura	\$2,144,634	Williams	\$485,092
Victorville	\$3,796,620	Willits	\$553,857
Visalia	\$3,784,890	Willows	\$561,792
Vista	\$2,453,292	Winters	\$532,699
Walnut Creek	\$830,694	Woodlake	\$539,311
Watsonville	\$2,175,090	Yolo County	\$819,661
West Covina	\$2,332,578	Yountville	\$486,414



Entitlement Local Government		Non-entitlement Local Government	
Local Government	Estimate 5 Year Funding Amount	Local Government	Estimate 5 Year Funding Amount
Westminster	\$3,063,462	Yreka	\$612,043
West Sacramento	\$1,420,074	Yuba County	\$1,634,265
Whittier	\$2,299,140		
Woodland	\$1,493,934		
Yorba Linda	\$639,174		
Yuba City	\$1,866,840		
Alameda County	\$5,603,190		
Contra Costa County	\$13,021,068		
Fresno County	\$9,860,088		
Kern County	\$12,962,064		
Los Angeles County	\$66,150,756		
Marin County	\$4,353,426		
Monterey County	\$3,890,280		
Orange County	\$7,632,984		
Riverside County	\$23,977,026		
Sacramento County	\$16,324,956		
San Bernardino County	\$20,754,846		
San Diego County	\$11,879,796		
San Joaquin County	\$7,861,158		
San Luis Obispo County	\$5,235,012		
San Mateo County	\$7,257,300		
Santa Barbara County	\$3,418,722		
Santa Clara County	\$4,420,398		
Sonoma County	\$5,396,358		
Stanislaus County	\$6,929,892		
Ventura County	\$5,158,494		



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

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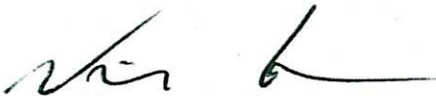
Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**06/07/2020**

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Date: June 07, 2020  
At: Riverside, California



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## PUBLIC NOTICE

June 7, 2020

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street, 5th Floor  
Riverside, California 92501

(951) 343-5495 Mervyn Manalo

### TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

The County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions hereby notifies concerned members of the public, pursuant to Section 302(c)(4)(D) of the Permanent Local Housing Allocation (PLHA) Final Guidelines adopted by the California Department of Housing and Community Development (HCD), in accordance with Health and Safety Code section 50470, subdivision (d), of its intent to submit a recommended PLHA Formula Allocation Plan (Plan) to the Board of Supervisors for consideration and adoption. The Plan will accompany a 2020 application for funds through the HCD PLHA program, which was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The Plan details the manner in which allocated PHLA funds will be used, investments prioritized, and how it is consistent with local programs.

The County of Riverside PLHA application and proposed Plan is on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The PLHA documents may also be downloaded at the following website address <https://www.harivco.org/>.

It is anticipated that the Board of Supervisors will take action to approve the PLHA application and adopt the recommended Plan at its regular meeting to be held on or about **June 23, 2020**, at 9:30 a.m. or soon thereafter, in the meeting room of the Board located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California. Any interested person wishing to comment may submit written comments to County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions at 5555 Arlington Ave, Riverside, CA 92504, Attention: Mervyn Manalo, Housing Specialist or email [mmanalo@rivco.org](mailto:mmanalo@rivco.org) by **June 22, 2020** or may appear and be heard at the time of the Board meeting on or about **June 23, 2020**.

6/07

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RIVERSIDE, CA 92504-2506

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06/07/2020

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CNS 3370779

#### PUBLIC NOTICE

June 7, 2020

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, California 92501  
(951) 343-5495 Mervyn Manalo

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mmanalo@rivco.org by June 22, 2020 or may appear and be heard at the time of the Board meeting on or about June 23, 2020.  
6/7/20  
CNS-3370779#  
THE DESERT SUN



\* A 0 0 0 0 0 5 4 2 8 2 6 5 \*



SCHEDULE A  
Housing, Homelessness Prevention and Workforce Solutions  
Budget Adjustment  
Fiscal Year 2020/2021

Increase in Appropriations:

21250-5500800000-536200	Contrib. To Non-County Agency	\$6,881,858
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Increase in Estimated Revenues:

21250-5500800000-750340	CA-State Revenue	\$6,881,858
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**AGREEMENT**

**for**

**THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM**

**UNDER THE CALIFORNIA DEPARTMENT OF HOUSING AND**

**COMMUNITY DEVELOPMENT (HCD)**

**FOR ALLOCATION YEARS 2019-2023**

**by and between**

**COUNTY OF RIVERSIDE**

**and**

**CITY OF [\_\_\_\_\_],**

**Dated \_\_\_\_\_, 20\_\_\_\_**



**AGREEMENT FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA)  
PROGRAM UNDER THE CALIFORNIA DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT (HCD) FOR ALLOCATION YEARS 2019-2023**

THIS AGREEMENT FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM UNDER THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR ALLOCATION YEARS 2019-2023 (Agreement) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2020, by and between THE COUNTY OF RIVERSIDE, a political subdivision of the State of California, through its Housing, Homelessness Prevention and Workforce Solutions (“County” or “Administering Local Government”), and THE CITY OF [\_\_\_\_\_], a California [charter city and] municipal corporation (“City” or “Delegating Local Government”). Together, County and City may hereafter be referred to individually as “Party,” or collectively as “Parties”.

**RECITALS**

A. Chapter 364, Statutes of 2017 (SB 2, Atkins), as authorized by Health and Safety Code (HSC) Section 50470, established the Building Homes and Jobs Trust Fund (Fund) and the Permanent Local Housing Allocation (PLHA) Program (“PLHA Program”) which was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock.

B. HSC Section 50470 authorizes the HCD to allocate moneys collected and deposited in the Fund for the PLHA Program, with 90 percent of PLHA funds to local governments, and to adopt Guidelines to implement the PLHA Program.

C. The Parties are both Entitlement Local Governments that each separately received a Community Development Block Grant (CDBG) for fiscal year 2017 pursuant to the federal CDBG formula specified in 42 U.S.C. Section 5306.

D. Pursuant to Section 300(c) of the HCD Guidelines, a local government may delegate another local government to submit an application and administer the formula component of PLHA funds on its behalf, provided the local governments enter into an agreement and the funds are expended for eligible activities consistent with program requirements.

E. Consistent with HCD Guidelines, City desires to delegate to County the responsibility for submitting an application for administering its formula component for Allocation Years 2019-2023 (“City’s Allocations”) in the funding amount of [\_\_\_\_\_] dollars (\$[\_\_\_\_\_]).

F. The City fully supports the objectives, goals, strategies, programs and projects identified under the PLHA Formula Allocation 2020 Application that was proposed by the County for approval by the HCD (“Application”), and the City agrees to delegate its PLHA formula allocations to the County for the Application.

G. HCD requires this Agreement to set forth the agreed upon governance structure and terms of operation required to implement the PLHA program, including but not limited to, the expectations and responsibilities of the Parties, legal and financial terms, and community engagement and decision-making processes.

H. The Parties desire to enter into an Agreement as hereinafter set forth in order to establish a collaborative stakeholder structure for matters pertaining to the City's Allocations.

## TERMS AND CONDITIONS

### Section 1. DEFINITIONS.

- 1.1 General. The definitions set forth in the above recitals, in the PLHA Guidelines, and otherwise indicated in parenthesis hereafter, shall apply to this Agreement.
- 1.2 PLHA. "PLHA" shall mean the Permanent Local Housing Allocation.
- 1.3 PLHA Guidelines. "PLHA Guidelines" shall mean the HCD 2019 PLHA Final Guidelines.
- 1.4 Application. "Application" shall mean the PLHA Formula Allocation 2020 Application for funding submitted by County.
- 1.5 Bi-monthly. "Bi-monthly" shall mean every other month.
- 1.6 Budget. "Budget" shall mean the budget for a particular housing development project.
- 1.7 Budget Report. "Budget Report" shall mean the report containing the budget for a particular Housing development project, which breaks down cost by task and lien item.
- 1.8 Close-Out Report. "Close-Out Report" shall mean the report submitted to the HCD at the conclusion of an individual Housing development project.
- 1.9 Term. "Term" shall mean the term of the PLHA Program Agreement.
- 1.10 Applicant. "Applicant" shall mean the County of Riverside.
- 1.11 Performance Period. "Performance Period" shall mean the period of time beginning immediately upon the completion of a Housing development project and ending upon a date determined by the County, during which City will be required to complete additional Indicator Tracking.
- 1.12 Subcontractor. "Subcontractor" shall mean any third party used by the Parties to perform any work in furtherance of a Housing development project.



1.13 PLHA Standard Agreement. “PLHA Standard Agreement” shall mean the agreement entered into by and between the County and the HCD.

## **Section 2. INCORPORATION AND ACKNOWLEDGEMENT OF TERMS.**

2.1 Incorporation. The Parties intend that this Agreement shall conform to and satisfy all requirements of the PLHA Guidelines and the PLHA Standard Agreement. The County’s performance shall be conducted in accordance with the PLHA Standard Agreement, the PLHA Guidelines, and this Agreement (hereafter collectively the “Performance Terms”).

2.2 Acknowledgement. Each Party acknowledges that it has reviewed the Performance Terms and the Application, and is fully committed to the goals and requirements of each.

## **Section 3. PURPOSE AND GOALS.**

3.1 Purpose. The purpose of this Agreement is to formalize the partnership and understanding between the Parties and to set forth the terms by which the Parties will manage, coordinate, and administer PLHA funding-related activities within the City’s boundaries, including the following:

- a. Implementing activities, programs, strategies, and projects as set forth in the PLHA Standard Agreement;
- b. Promoting the execution of objectives and goals set forth in the PLHA Standard Agreement;
- c. Providing a platform for community engagement and input into implementation of activities related to PLHA funding; and
- d. Performing such other functions as may be deemed necessary and appropriate to meet the objectives of this Agreement.

3.2 Goals. Each Party affirms that the PLHA program is designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock.

## **Section 4. RESPONSIBILITIES OF ALL PARTIES.**

4.1 Mutual Cooperation. The Parties recognize that they have complementary expertise and common goals and interests. The Parties shall endeavor to cooperate, work together, and share knowledge, expertise, and best practices with regards to the Application and shall commit to working collaboratively with one another and with community stakeholders throughout the Term. The Parties hereto agree that they will each provide such information and documentation as is reasonably necessary to fulfill the intent of this Agreement and make diligent efforts to respond to

inquiries and requests for information from the other Party. The Parties agree to provide all project-related information and documents as requested by the other Party, or the State of California, including all reporting-related documentation.

4.2 Leveraging of Available Funds. The Parties shall make good faith efforts, as appropriate, to leverage available federal, state, local, and private funds, and to assist the other Party in leveraging available federal, state, local, and private funds, to support development and construction of affordable housing.

4.3 Communication. The Parties shall commit to the principle of good communication, especially when one's work may have some bearing on the responsibilities of the other. The Parties shall seek to alert each other as soon as practical to relevant developments with regards to the PLHA Program and its execution. The Parties shall also ensure that it is clear who the appropriate contacts are for particular matters and that contact details are kept up to date.

## **Section 5. COUNTY – ROLE AND RESPONSIBILITIES.**

5.1 Applicant and Administering Local Government. County shall be the Applicant and Administering Local Government and shall execute the PLHA Standard Agreement, carry out all responsibilities as described in the Performance Terms, and work closely with HCD throughout the implementation of the Application. County commits to all duties and responsibilities corresponding to the Applicant's role under the PLHA Plan for the length of the Term. County acknowledges that it:

- a. Has reviewed the FY2020 PLHA Program NOFA, Final Guidelines, and related guidance from HCD;
- b. Has participated in the preparation of the Application seeking funding for the following eligible activities:
  - i. §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; and
  - ii. §301(a)(9) – Homeownership opportunities, including, but not limited to, down payment assistance.
- c. Is fully committed to the goals and requirements of the NOFA, the Application, the funding requirements, and this Agreement.
- d. County agrees to expend no less than the amount allocated to the Delegating Local Government in its respective jurisdiction, in accordance to PLHA Guidelines over the span of the Term of this Agreement. The City's Allocations are anticipated to be in the funding amount of [ ] dollars (\$[ ]).



5.2 Administration. County shall serve as the administrator of the City's Allocations, including but not limited to, operating a down payment assistance program, promoting development of affordable housing inside the City, and annual reporting due to HCD. The County shall ensure compliance with all accounting, disbursement, recordkeeping, and all other compliance requirements with respect to the PLHA Standard Agreement.

5.3 Financial Support. County shall leverage as appropriate, or assist in leveraging, available federal, state, local, and private funds as available to support integrated strategic investment for the development of affordable housing developments in the City.

5.4 Oversight of Implementation. County shall supervise and coordinate the implementation of activities related to the PLHA Program, including development of affordable housing, down payment assistance program, long term compliance monitoring, and loan servicing of all PLHA loans.

5.5 Reporting. County shall be responsible for any and all required reports, including but not limited to Progress Reports, Indicator Reports, Budget Reports, and Close-Out Reports.

## **Section 6. TERM AND TERMINATION.**

6.1 Term. This Agreement shall become effective as of the date on which the last Party executes this Agreement ("Effective Date"). The Term shall commence on the Effective Date and continue for five (5) years thereafter, unless terminated earlier or otherwise extended by a written amendment to this Agreement.

6.2 Termination – Convenience. Either Party may terminate this Agreement for convenience upon two (2) years written notice served upon the other Party, stating the extent and effective date of termination.

6.3 Termination – For Cause. Either Party may terminate this Agreement for cause, upon thirty (30) days written notice served upon the other Party, stating the extent and effective date of termination. For cause includes the following:

- a. Default in which the alleged defaulting Party refuses or fails to comply with the terms of this Agreement or fails to make progress that may endanger performance and does not immediately cure such failure;

6.4 Termination – No Funding / Dishonesty or Material Breach. This Agreement shall automatically terminate if the Delegating Local Government is not allocated funding based on the Application. The Delegating Local Government's rights under this Agreement shall also terminate upon dishonesty or a willful or material breach of this Agreement by the Delegating Local Government; or in the event of Delegating Local Government's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement.



6.5 The rights and remedies provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or this Agreement.

## **Section 7. INDEMNIFICATION.**

7.1 City shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "County Indemnitees") from any liability, action, claim or damage whatsoever, based or asserted upon any services of City, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature. City shall defend the County Indemnitees at its sole expense including all costs and fees (including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards) in any claim or action based upon such acts, omissions or services.

7.2 With respect to any action or claim subject to indemnification herein by City, City shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of County; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes City indemnification to County Indemnitees as set forth herein.

7.3 City's obligation hereunder shall be satisfied when City has provided to County the appropriate form of dismissal relieving County from any liability for the action or claim involved.

7.4 The specified insurance limits required in this Agreement shall in no way limit or circumscribe City's obligations to indemnify and hold harmless the County Indemnitees herein from third party claims.

## **Section 8. EFFECT OF THIS AGREEMENT.**

8.1 Parties acknowledge and agree that nothing contained in this Agreement shall be deemed a covenant, promise, or commitment by the County to enter into any other agreement on any particular terms or conditions, in furtherance of any the Housing development projects in the Application if the Delegating Local Government is not selected for PLHA funding. The Delegating Local Government further understands and agrees that the State of California retains the ultimate discretion to approve or deny PLHA funding. Each Party's execution of this Agreement is merely an agreement to the terms of the collaborative stakeholder structure, contingent upon PLHA Program funding and award.

8.2 Nothing contained in this Agreement shall be construed to require, or have the effect of requiring, the County to take any action inconsistent with any applicable law, rule or regulation which governs the County's actions.



**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.21  
(ID # 12614)**

**MEETING DATE:**

Tuesday, June 30, 2020

**FROM:** HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

**SUBJECT:** HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adopt Resolution No. 2020-146, Authorizing the Director of the Housing, Homelessness Prevention and Workforce Solutions to Apply for and Accept Permanent Local Housing Allocation (PLHA) Program Funds from the State of California, Department of Housing and Community Development, and Approve the Form of Agreement with Delegating Cities; [\$41,291,148 - 100% State PLHA Funds]; CEQA Exempt (Clerk of the Board to File the Notice of Exemption) (4/5 vote required)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to state CEQA Guidelines Section 15061 (b)(3);
2. Adopt Resolution No. 2020-146, Authorizing the Director of the Housing, Homelessness Prevention and Workforce Solutions (HHPWS) to apply for and accept Permanent Local Housing Allocation (PLHA) Program Funds from the State of California, Department of Housing and Community Development (HCD) on behalf of the County of Riverside (County), and the City of Cathedral City, City of Hemet, City of Indio, City of Lake Elsinore, City of Moreno Valley, City of Palm Springs, and City of Temecula (collectively, "Delegating Cities");

**ACTION:** Policy, 4/5 Vote Required

  
Heidi Marshall, Director 5/27/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: June 30, 2020  
xc: HHPWS, Auditor

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

3. Approve the form of the Template Agreement for the PLHA Program Under the HCD for Allocation Years 2019-2023 (Template) for the agreements with Delegating Cities, as required by the PLHA Final Guidelines adopted by the State of California HCD to receive PLHA Formula Allocations for Years 2019-2023, attached;
4. Authorize the Director of the Department of HHPWS, or designee, to enter into and execute an individual agreement with each of the Delegating Cities (Agreement), substantially conforming in form and substance to the attached Template and as approved by County Counsel, in an amount not to exceed the total estimated five-year allocations from HCD, attached;
5. Authorize the Director of the Department of HHPWS, or designee charged with the responsibility of administering and implementing the Agreement, PLHA Program Funds and associated program, based on the availability of funding and as approved by County Counsel, to take all necessary steps to administer and implement the Agreements and PLHA Program Funds including, but not limited to, entering into and executing a Standard Agreement with HCD and any required documents, agreements, and any amendments thereto, necessary to receive and administer the Funds; and
6. Direct Clerk of the Board to file a Notice of Exemption within five (5) working days.
7. Approve and direct the Auditor-Controller to make the budget adjustment as detailed in Schedule A, attached.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$6,881,858	\$41,291,148	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> State Permanent Local Housing Allocation (PLHA) Funds 100%			<b>Budget Adjustment: Yes</b>	
			<b>For Fiscal Year: 2019/20, 2020/21, 2021/22, 2022/23, 2023/24</b>	

**C.E.O. RECOMMENDATION:** [CEO Use]

**BACKGROUND:**

**Summary**

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, Senate Bill (SB) 2 (Chapter 364, Statutes of 2017) included the Building Homes and Jobs Act, which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California.



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

SB 2 established the Building Homes and Jobs Trust Fund (Fund) and authorizes California Department of Housing and Community Development (HCD) to allocate 70 percent of monies collected and deposited in the Fund, beginning in calendar year 2019, to local governments for eligible housing and homelessness activities. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. Formula grants to entitlement and non-entitlement jurisdictions are based on the formula prescribed under federal law for the Community Development Block Grant (CDBG). The 5-year estimates (attached) were provided by HCD prior to the COVID-19 Global Pandemic. Staff anticipates that the number of real estate transactions will decrease over the next year, and in turn less funds will be received from the Fund.

The Permanent Local Housing Allocation (PLHA) Program was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock.

On February 26, 2020, HCD issued the availability of approximately \$195 million in grant funding for the PLHA program Entitlement and Non-entitlement Local government formula component Notice of Funding Availability funded from moneys deposited in the Fund in calendar year 2019.

		<b>Estimated 5-Year</b>
<b>Local Government</b>	<b>2019 Allocation</b>	<b>Allocation</b>
Moreno Valley	1,029,809	6,178,854
Lake Elsinore	248,527	1,491,162
Indio	455,962	2,735,772
Cathedral City	283,223	1,699,338
Palm Springs	192,237	1,153,422
Temecula	273,393	1,640,358
Hemet	402,536	2,415,216
<b>Sub-Total</b>	<b>2,885,687</b>	<b>17,314,122</b>
County of Riverside	3,996,171	23,977,026
	<b>6,881,858</b>	<b>41,291,148</b>

A list of allocations for each local government is attached. The County of Riverside was allocated \$3,996,171 while various cities in the county were allocated amounts ranging from \$88,783 to \$1,622,125, all totaling more than \$10,000,000 in PLHA grant funds in 2019. Local governments must meet threshold and application requirements for Entitlement Local Governments and Non-entitlement Local Governments as defined in PLHA Final Guidelines. Entitlement Local Governments are metropolitan cities and urban counties that received a CDBG grant for fiscal year 2017 pursuant to the federal formula specified in Title 42 United States Code Section 5306.