

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



ITEM: 3.16
(ID # 19086)

MEETING DATE:
Tuesday, July 12, 2022

FROM : HOUSING AND WORKFORCE SOLUTIONS:

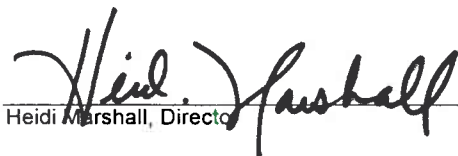
SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adopt Resolution No. 2022-119, Authorizing the Director of Housing and Workforce Solutions, or Designee, to Apply for and Accept Permanent Local Housing Allocation (PLHA) Program Funds from the California Department of Housing and Community Development (HCD) on Behalf of the County and Delegating Cities, to Amend the 5-Year Plan and to Enter Into and Execute the State Standard Agreement and any Required Documentation, and Amendments Thereto, Necessary to Receive and Administer the Funds; All Districts. [\$6,881,858 - 100% State PLHA Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2022-119, Authorizing the Director of Housing and Workforce Solutions, or Designee, to Apply for and Accept Permanent Local Housing Allocation (PLHA) Program Funds from the California Department of Housing and Community Development (HCD) on Behalf of the County and Delegating Cities, to Amend the 5-Year Plan and to Enter into and Execute the State Standard Agreement and any Required Documentation, and Amendments Thereto, Necessary to Receive and Administer the Funds;

Continued on page 2

ACTION:Policy


Heidi Marshall, Director

6/22/2022


Cynthia M. Guzzel, Chief Deputy County Counsel

7/1/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Hewitt
Nays: None
Absent: Perez
Date: July 12, 2022
xc: HWS

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve the PLHA Formula 5-Year Plan (attached) amending the Area Median Income (AMI) level served from 80% AMI to 120% AMI for the down payment assistance program; and
3. Authorize the Director of HWS, or designee, to take all necessary steps to administer and implement the PLHA Program Funds and associated programs including, but not limited to, entering into and executing Standard Agreements with HCD and any required documents, agreements, and any amendments thereto, necessary to receive and administer the PLHA Program Funds, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$3,440,929	\$3,440,929	\$6,881,858	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: State Permanent Local Housing Allocation (PLHA) Funds 100%			Budget Adjustment: No	
			For Fiscal Year: 2022/2023, 2023/2024	

C.E.O. RECOMMENDATION: Approve

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.

SB 2 established the Building Homes and Jobs Trust Fund (Fund) and authorizes the California Department of Housing and Community Development (HCD) to allocate 70 percent of monies collected and deposited into the Fund, beginning in calendar year 2019, to local governments for eligible housing and homelessness activities under the Permanent Local Housing Allocation (PLHA) Program. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected are anticipated to 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 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.

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

On June 30, 2020, the Board of Supervisors approved Resolution No. 2020-146 (Minute Order 3.21), authorizing the Director of HWS to apply for and accept Permanent Local Housing Allocation Program Funds from the California Department of Housing and Community Development for an allocation of \$6,881,858 and a five-year estimate of \$41,291,148 for the purpose of increasing the affordable housing stock. The resolution included the County's 5-Year Plan to administer the PLHA funds. The County entered into legally binding agreements with 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 (Delegating Cities) to apply and administer respective allocations on their behalf.

Pursuant to the previously approved 5-Year Plan, the County of Riverside intends to use PLHA funds for two eligible activities: 1) allocate 20% of the funds towards a down payment 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.

During the first year of implementation, the homebuyer assistance program experienced a lack of interest due to the current housing market, despite frequent marketing efforts. Interest rates have steadily increased over the last year from 2% to 5%, and the shortage of housing inventory has led to record high property sale prices across the County. The current market values price out most low-income household applicants at or below 80% of the Area Median Income (AMI) who cannot qualify for the first mortgages. This in turn affects down payment applications to the County's PLHA homeownership assistance program. Staff recommends increasing the income ceiling from 80% AMI to 120% AMI to allow moderate income first-time home buyers to apply for this program.

Staff recommends that the Board of Supervisors approve Resolution No. 2022-119, Authorizing the Director of HWS to Apply for and Accept Permanent Local Housing Allocation Program Funds from the California Department of Housing and Community Development, amend 5-Year Plan, and authorize the Director of HWS, or designee, to execute Standard Agreements with HCD, subject to approval as to form by County Counsel.

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.

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

ATTACHMENTS:

- Resolution No. 2022-119
- PLHA Formula 5-Year Plan Amendment
- Public Notice


Brianna Lontajo, Principal Management Analyst 7/6/2022

RESOLUTION NO. 2022-119

AUTHORIZING THE DIRECTOR OF THE HOUSING AND WORKFORCE SOLUTIONS, OR DESIGNEE, TO APPLY FOR AND ACCEPT PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) ON BEHALF OF THE COUNTY AND DELEGATING CITIES, TO AMEND THE 5-YEAR PLAN AND TO ENTER INTO AND EXECUTE THE STATE 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 its 2021 Formula Component Notice of Funding Availability ("NOFA") for Entitlement and Non-Entitlement Local governments , dated May 3, 2021, to provide approximately \$304,000,000 under the Permanent Local Housing Allocation ("PLHA") Program 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 2021 Formula Component NOFA for Entitlement and Non-Entitlement Local governments to administer one or more eligible PLHA program activities, including on behalf of other local governments that have delegated to County to submit an application and administer their PLHA formula allocations; and

WHEREAS, the County applied for the 2020 Formula Component NOFA for Entitlement and Non-Entitlement Local governments, issued on February 26, 2020, and was awarded allocations totaling \$6,881,858; and

WHEREAS, because low-income applicants are currently being priced out of the record high real estate market even with the existing programs we presently offer, the County wishes to amend its PLHA Formula 5-Year Plan and to amend the Area Median Income ("AMI") level

1 served from 80% AMI to 120% AMI. This will increase opportunities for qualifiable first-time
2 homebuyers to apply for this program;

3 **WHEREAS**, HCD may approve funding allocations for the PLHA Program, subject to
4 the terms and conditions of the Guidelines, NOFA, Program requirements, the State Standard
5 Agreement and other contracts between HCD and PLHA grant recipients.

6 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by
7 the Board of Supervisors of the County of Riverside, State of California, (“Board”), in regular
8 session assembled on July 12, 2022, at 9:30 a.m. or soon thereafter, in the meeting room of the
9 Board located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
10 Riverside, California, that this Board does hereby determine and declare as follows:

- 11 1. That the above recitals are true and correct and incorporated as though set forth herein.
- 12 2. If County receives a grant of PLHA funds from HCD pursuant to the above referenced
13 PLHA NOFA, it represents and certifies that it will use all such funds in a manner
14 consistent and in compliance with all applicable state and federal statutes, rules,
15 regulations, and laws, including without limitation all rules and laws regarding the
16 PLHA Program, as well as any and all contracts and agreements County may have with
17 HCD.
- 18 3. County is hereby authorized and directed to receive PLHA funds, in the five-year
19 estimate of the PLHA formula allocations of \$41,291,148, including delegated amounts,
20 as stated in Appendix C of the current NOFA, in accordance with all applicable rules
21 and laws.
- 22 4. County hereby agrees to use the PLHA funds for eligible activities as approved by HCD
23 and in accordance with all Program requirements, Guidelines, other rules and laws, as
24 well as in a manner consistent and in compliance with the State Standard Agreement and
25 other contracts and agreements between the County and HCD.
- 26 5. County certifies that it was delegated by the City of Moreno Valley, City of Lake
27 Elsinore, City of Indio, City of Cathedral City, City of Palm Springs, City of Temecula,
28 and City of Hemet (collectively, “Delegating Cities”) to submit an application on their

1 behalf and administer the PLHA grant award for their formula allocations of PLHA
2 funds, pursuant to Guidelines Section 300(c) and 300(d); the legally binding agreements
3 between the Delegating Cities of the PLHA funds and the County is submitted with the
4 PLHA application.

- 5 6. Pursuant to County's certification in this resolution, the PLHA funds will be expended
6 only for eligible activities and consistent with all Program requirements.
- 7 7. County certifies that, if funds are used for the acquisition, construction or rehabilitation
8 of for-sale housing projects or units within for-sale housing projects, the grantee shall
9 record a deed restriction against the property that will ensure compliance with one of the
10 requirements stated in Guidelines Section 302(c)(6)(A),(B) and (C).
- 11 8. County certifies that, if funds are used for the development of an affordable rental
12 housing development, it shall make PLHA assistance in the form of a low-interest,
13 deferred loan to the sponsor of the project, and such loan shall be evidenced through a
14 promissory note secured by a deed of trust, and a regulatory agreement shall restrict
15 occupancy and rents in accordance with a local government-approved underwriting of
16 the project for a term of at least 55 years.
- 17 9. County shall be subject to the terms and conditions as specified in the State Standard
18 Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines
19 published by HCD, as may be amended from time to time.
- 20 10. The Board authorizes the Director of the Housing and Workforce Solutions ("HWS"), or
21 designee, to execute and submit the PLHA Program Application, and all other subsequent
22 and necessary documents required by HCD, including but not limited to, the PLHA State
23 Standard Agreement and any subsequent amendments or modifications thereto, as well as
24 any other documents which are related to the PHLA Program or the PLHA grant awarded
25 to County, including on behalf of the Delegating Cities, as HCD may deem appropriate.

2 **RESOLUTION NO. 2022 – 119**

3 **AUTHORIZING THE DIRECTOR OF THE HOUSING AND WORKFORCE**
4 **SOLUTIONS, OR DESIGNEE, TO APPLY FOR AND ACCEPT PERMANENT LOCAL HOUSING**
5 **ALLOCATION (PLHA) PROGRAM FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING**
6 **AND COMMUNITY DEVELOPMENT (HCD) ON BEHALF OF THE COUNTY AND DELEGATING**
7 **CITIES, TO AMEND THE 5-YEAR PLAN AND TO ENTER INTO AND EXECUTE THE ST A TE ST**
8 **AND ARD AGREEMENT AND ANY REQUIRED DOCUMENTATION, AND AMENDMENTS**
9 **THERE TO, NECESSARY TO RECEIVE AND ADMINISTER THE FUNDS**

10 ADOPTED by Riverside County Board of Supervisors on July 12, 2022.

11 **ROLL CALL:**

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

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

17 KECIA HARPER, Clerk of said Board

18 By: *Mama Smith*
19 Deputy

PLHA Formula 5-year Plan - Amendment

Rev. 5/7/21

Eligible Activities, §301

§301(a) Eligible activities are limited to the following:	Included:
§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to Extremely low-, Very low-, Low-, or Moderate-income households, including necessary operating subsidies.	☑ 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.	☐ YES
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.	☐ 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.	☐ YES
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	☐ 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.	☐ YES
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	☐ YES
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	☐ YES
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.	☑ 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.	☐ YES

§302(c)(4) Plan

Rev 5/7/21

§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 down payment 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 detailed and complete 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					
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	80.0%		80.0%		80.0%		80.0%		80.0%						
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	50%	80%	50%	80%	50%	80%	50%	80%	50%					TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for year 2019 & 2020 only	1580	2272	1580	2272											7704
§302(c)(4)(E)(ii) Projected Number of Households Served	160	40	160	40	160	40	160	40	160	40					1000
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	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 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.

§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

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

Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)

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 120 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											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	20.00%	20.00%	20.00%	20.00%	20.00%											
§302(c)(4)(E)(ii) Area Median Income Level Served	120%	120%	120%	120%	120%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	1580	1580	1580	814	814											6368
§302(c)(4)(E)(ii) Projected Number of Households Served	25	25	25	25	25											125
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	30 Years	30 Years	30 Years	30 Years	30 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 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.

§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.

Application Development Team (ADT) Support Form

Rev. 5/7/21

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

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

Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
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THE PRESS-ENTERPRISE

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951-684-1200
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

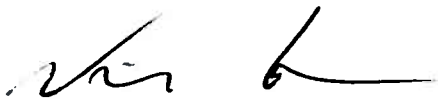
Ad Desc.: /

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:

06/27/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 27, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

COUNTY OF RIVERSIDE
3403 10TH ST, STE 500
RIVERSIDE, CA 92501

Ad Number: 0011544472-01

P.O. Number:

Ad Copy:

PUBLIC NOTICE

June 27, 2022

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 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 5-Year PLHA Formula Allocation Plan (Plan) Amendment to the Board of Supervisors for consideration and adoption. The Plan Amendment will increase the Area Median Income (AMI) Level Served from 80% AMI to 120% AMI for the down payment assistance program. The amended Plan will accompany future applications 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's 5-Year PLHA Formula Allocation Plan is on file at the County of Riverside Department of Housing and Workforce Solutions at 3403 Tenth Street, Suite 300, Riverside, California 92501.

It is anticipated that the Board of Supervisors will take action to approve the 5-Year PLHA Formula Allocation Plan Amendment at its regular meeting to be held on or about **July 12, 2022**, 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 and Workforce Solutions at 3403 Tenth Street, Suite 300, Riverside, CA 92501, Attention: Mervyn Manalo, Housing Specialist or email mmanalo@rivco.org by **July 11, 2022** or may appear and be heard at the time of the Board meeting on or about **July 12, 2022**.
Press-Enterprise
Published: 6/27/22