Permanent Local Housing Allocation (PLHA) Formula Allocation

2020 Application



State of California Governor, Gavin Newsom

Lourdes Castro Ramirez, 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

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

Instructions Rev. 2/26/20

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@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 Checklist									
Binder Tab#	Threshold Requirement	Electronic File Name	Document Description	Included?						
1	X	App1 Resolution	PLHA webpage for Resolution Document	Included						
2	X	App1 Signature Block	Signature Block - upload in Microsoft Word Document	Included						
3	X	App1 TIN	Taxpayer Identification Number Document	Included						
4	X	Applicant Agreement	Legally binding agreement between Delegating and Administering Local Governments							
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."

		11	Carrage and Farm	uda Allanatian				Rev. 2/26/20	
Local Government Formula Allocation Rev. 2/2 Eligible Applicant Type: Entitlement									
Local Government Recipient of PLHA Formula Allocation: Ontario									
Approximate	e PLHA Formula Allocation Amount:		\$920,018		Allowable Local Admir	1 (5%):	\$46,000		
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 me threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.									
The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordabl home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities.									
If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the same Activity twice (or more times) and the different AMI level the Activity listing to avoid double counting the funding allocation.									
		UNEUL	Eligible App	licants §300					
§300(a) Eligib	ble Applicants for the entitlement formula	a component			ne metropolitan cities an	d urban co	unties allocated a grant	for the	
federal fiscal Applicant:	year 2017 pursuant to the federal CDB	G formula spe	cified in 42 USC, Section	§5306.					
Address:	303 E. B Street								
City: Ontario State: CA Zip: 91764 County: San Bernardino									
	pplicant delegated by another Local gover pplicant answered "Yes" above, has the							No	
	App1 Resolution		age for Resolution Docu		9300 (c) and (d):		Attached and on U	SB? Yes	
File Name:	App1 Signature Block		lock - upload in Microso				Attached and on U		
File Name:	Applicant Agreement		entification Number Dod ding agreement between		ministering Local		Attached and on U	and the same	
i lie ivallie.	Applicant Agreement	Governmen					Attached and on U	SB! NO	
6301/a) Eligi	ible activities are limited to the follow	ina:	Eligible Act	ivities, §301				Included?	
	he predevelopment, development, acqui		itation, and preservation o	f multifamily, residen	ial live-work, rental hous	sing that is	affordable to		
-	w-,Very low-, Low-, or Moderate-income							₽ YES	
(ADUs), that	the predevelopment, development, acqui meets the needs of a growing workforce no less than 30 days.							T YES	
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.									
§301(a)(4) M	latching portions of funds available throu	igh the Low- a	and Moderate-Income Hou	sing Asset Fund pur	suant to subdivision (d)	of HSC Sec	ction 34176.	T YES	
§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 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.								T YES	
§301(a)(8) Ef	fforts to acquire and rehabilitate foreclos	sed or vacant	homes and apartments.					YES	
	omeownership opportunities, including, t				Mandahla havaina Daria		ahina ƙarata Isaa a da	YES	
by a county in county fiscal i	Fiscal incentives made by a county to a n an affordable housing development Pr incentives shall be in the form of a grant a grant or low-interest deferred loan to t	oject in a city or low-intere	within the county, provided st loan to an affordable ho housing Project.	I that the city has ma using Project. Matchi	de an equal or greater i	nvestment i	in the Project. The	IT YES	
8202(a) Hau	sing Element compliance: Applicant o	r Dologotina I		uirements, §302	ated by the Legal Cover	nmant'a aa	vorning hady by the		
application de	eadline and subsequently determined to	be in substar	ntial compliance with state	Housing Element La	w pursuant to Governme	ent Code Se	ection 65585.	Yes	
Development	plicant or Delegating Local Government I t pursuant to Governemnt Code Section pplicant certifies that submission of the	65400.				of Housing	and Community	Yes Yes	
	pplicant certifies that, if the Local Goven					nment's sel	ection process had no		
conflicts of in	terest and was accesible to the public.							Yes	
	oes the application include a Plan in according to the Applicant certifies that the Plan was au			ne Local Governmen	t and that the public had	l an adequa	ate opportunity to review	Yes	
and commen	nt on its content pplicant certifies that the Plan submitted							Yes Yes	
§302(c)(6) Ap	ear of the term of the Plan. pplicant certifies that it will ensure comp	liance with §3	02(c)(6) if funds are used	for the acquisition, co	nstruction, or rehabilitat	ion of for-sa	ale housing projects or		
§302(c)(7) Ap	or-sale housing projects. pplicant certifies that it will ensure that the						if funds are used for the		
	t of an Affordable Rental Housing Develors as Applicant attached a program income		lescribing how repaid loan:	s will be reused for e			301?	Yes	
Applicant acr	rees to adhere to §500, Accounting Rec	ords.	Admini	stration				Yes	
Applicant agrees to adhere to \$500, Accounting Records. Applicant agrees to adhere to \$501, Audits/Monitoring of PLHA Files.								Yes	
Applicant agrees to adhere to §502, Cancellation/Termination.								Yes	
Applicant agr	rees to adhere to §503, Reporting.		Certific	cations	1	727		Yes	
	the entity identified below, I certify that:		on, statements and attachr	nents included in this		est of my k	knowledge and belief, tr	ue and	
correct and I	possess the legal authority to submit thi	s application	on behalf of the entity iden	tified in the signature	block.			11	
	Scott Ochoa		City Manager	(*	111			1/2/2	
Au Entity name:	uthorized Representative Printed Name City of Ontario		Title	Diago	Signatu Number: <mark>909-395-2000</mark>			Date	
Entity Addres	- Contraction -			City Ontai		State C	CA Zip 9176	34	

§302(c)(4) Plan Rev. 2/26/20

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

The City of Ontario plans to use PLHA funds for the following activities:

1) Administration; 2) Affordable Multifamily Rental Housing Production - Provide below market interest, deferred loans for new construction multifamily rental housing projects that will be occupied by households with incomes up to 60% of AMI; 3) New Permanent Supportive Housing (Capital Reserves for Services) - Utilize funds to establish capital reserves for services connected to the creation of new permanent supportive housing for households earning up to 30% of AMI; 4) Enhanced Homeless Programs - Assist persons who are experiencing or at risk of homelessness with rapid rehousing, rental assistance, supportive/case management services, street outreach, and housing navigation services as part of Ontario's ongoing Continuum of Care; and 5) Homeownership Opportunities: Provide homeownership opportunities through either down payment assistance loans to low- and moderate-income households or loans for the construction of new single-family homes on small infill lots for low to moderate-income households.

§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).

Approximately sixty one percent (61%) of the PLHA funding is anticipated to be provided financial assistance in the form of a below market rate instert rate deferred loan to facilitate the construction of new multifamily housing units restricted to households earning up to 60% of AMI. In addition, ten percent (10%)of the PLHA funding will be utilized for capital reserves for services connected to the construction of new permanent supportive housing units that would be restricted to households earning up to 30% 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 City of Ontario's Housing Element was adopted on October 15, 2013 includes policy directives that are consistent with proposed PLHA activities including:

1) Policy H4-2: We increase and expand homeownership rates for lower- and moderate-income households by offering financial assistance, low-interest loans, and educational resources, and by working in collaboration with partnerships; 2) Policy H4-5: We support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to produce affordable housing; and 3) Policy H5-4: We partner with nonprofit partners to provide emergency shelters, transitional housing, permanent supportive housing and supportive services for peoople who are homeless.

All of the PLHA activities fit within these Housing Element policies. Given that these projects will serve households at both very low and low-income limits, we have combined the RHNA numbers for both very low- and low-income needs.

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 PLHA funds will be used to provide below market rate interest loans to developers to facilitate the construction of new multifamily construction projects throughout Ontario.

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	2020	2021	2022	2023					
§302(c)(4)(E)(I) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	80%	80%	45%	10%	85%					
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%					TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	4,337									4337
§302(c)(4)(E)(ii) Projected Number of Households Served	25	25	12	2	25					89

§302(c)(4)(E)(iv) Period of															
Affordability for the Proposed										1					
Affordable Rental Housing	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	
Activity (55 years required for rental housing projects)								1							
	f major et	ene/action	ne and a r	roposod	echodulo	for the im	nlomonto	tion and a	ompletier	of the A	ativalta s				
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. The major steps for the allocation of these funds will include execution of an Exclusive Right to Negotiate (ERN), Disposition and Development Agreement (DDA), securing															
entitlements and other additiona															
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§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															
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												of HSC S	ection 341	76.	
§302(c)(4)(E)(i) Provide a descri									supportive	riousing.		_	_		_
PLHA funds will be utilized to est									ermanent	supportiv	e housing	units ser	vina hous	eholds ea	rning up to
30% of AMI.												,	9	0110100 00	iiiiig up to
Complete the table below for	ah ness s	ad Anti-te	ito bar	alasti. W	2012 222	2 DI 114	llee - "	16 '	l= A -4' ''	40 =	-1-41		-1		1
Complete the table below for each Median Income, please list the A	ctivity as	eu ACTIVITY	to be tun	ded to car	2019-202 nture all o	o PLHA a	levels the	t will be a	e Activity	will be as	sisting ho	ousenoids	at more t	nan one le	evel of Area
Activity one time (to avoid double			33 43 1100	aca to ca	pture all o	uic Aivii	icveis tria	it will be a	issisteu, L	out Offiny Si	low life pe	ricentage	UI allilua	riunumy a	mocateu to the
Funding Allocation Year	2022														
r unumg / modulon rear	EVEL														
	New Construction														
Type of Permanent Supportive	Į,														
Housing Project	Sino														
	3			l i											
	Ž														
															10
§302(c)(4)(E)(i) Percentage of				1											
Funds Allocated for the	45%														
Proposed Activity															
				-											
§302(c)(4)(E)(ii) Area Median	2004														
Income Level Served	30%														TOTAL
S200(aVAVEVC) Harrist alicenses															
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	2,592														2592
THE IN INA AL AIVII LEVEL															
												1			
§302(c)(4)(E)(ii) Projected	10														10
Number of Households Served	"														10
§302(c)(4)(E)(iv) Period of															
Affordability for the Proposed	(885)														
Activity (55 years required for	55														1 - 1 - 1
rental housing projects)															
§302(c)(4)(E)(iii) A description o	f major ste	eps/action	s and a p	roposed :	schedule	for the im	plementat	tion and c	ompletion	of the A	tivity.				

The major steps for this project would be for site acquisition, execution of development agreement, securing additional funding sources for the construction of the project.															
\$301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.															
§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.															
PLHA funds will be used	ortive/cas	se manag	ement, ho	omeless s	street outr	each, and	I housing	navigation	n services	to Onta	rio's homel	ess popu	lations.		
Complete the table below for each Median Income, please list the A	ctivity as i	ed Activity many time	/ to be fur es as nee	nded with ded to ca	2019-202 pture all c	3 PLHA a	Illocations levels tha	s. If a sing at will be a	le Activity	will be a	ssisting ho	useholds	at more t	han one lev	vel of Area
Activity one time (to avoid double					p. ca. o ca. r					out only t	non the pe	, and a second	or annua	Tunding an	oodica to the
Funding Allocation Year	2022														
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Centers														
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	15%														
§302(c)(4)(E)(ii) Area Median Income Level Served	50%														TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	2,592														2592
§302(c)(4)(E)(ii) Projected Number of Households Served	1,007														1007
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A														
§302(c)(4)(E)(iii) A description of															
PLHA funds will be used to partially fund enhanced services as part of the continued operation of the Ontario Access Center and Continuum of Care programs to serve persons experiencing homelessness. The City of Ontario established the Continuum of Care in 2005.															
§301(a)(7) Accessibility modificat §301(a)(8) Efforts to acquire and							3.			-					
§301(a)(9) Homeownership oppo	ortunities,	including	, but not l	limited to	down pa	ment ass	sistance.	11							
§302(c)(4)(E)(i) Provide a descri	ption of ho	ow alloca	red funds	will be us	ed for the	proposed	Activity.							or Affordabl sing (AOW	

Twenty-one percent (21%) of the funds will be used to provide down payment assistance to households earning up to 120% of AMI for first-time homebuyers and/or through lowinterest, deferred loans for acquisition, construction, or rehabilitation of for-sale housing developments for households earning up to 120% of AMI. 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) 2019 2020 2021 2022 2023 Funding Allocation Year Home Buyer Assistance Home Buyer Assistance Horne Buyer Assistance Home Buyer Assistance Home Buyer Assistance Type of Homeowner Assistance §302(c)(4)(E)(i) Percentage of Funds Allocated for the 15% 15% 40% 30% 10% Proposed Activity §302(c)(4)(E)(ii) Area Median 120% 120% 120% 120% 120% **TOTAL** Income Level Served §302(c)(4)(E)(ii) Unmet share of 1.977 1977 the RHNA at AMI Level §302(c)(4)(E)(ii) Projected 6 6 20 10 5 47 Number of Households Served §302(c)(4)(E)(iv) Period of Affordability for the Proposed 45 45 45 45 45 Activity §302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. The City will design first-time homebuyer guidelines and issue a Request for Qualifications for qualified non-profit housing organizations that specialize in administering first-time homebuyer programs. It is anticipated that once the funds are received that the program will be operational within four months and will be operated throughout the five-year term of the plan. §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. §302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Plan Adoption Local jurisdiction and that the public had an adequate opportunity to review and Attached and on USB? File Name: Yes comment on its content.

Legislative and Congressional Information Rev. 2/2										
Provide the Legislative and Congressional information for the applicant and each activity location, (if different than applicant location), included in this application.										
To locate or verify the Legislative and Congressional information, click on the respective links below and enter the applicant office location zip code, the activity location site zip code(s) (i.e. zip code(s) where activities are performed), and any additional activity location site(s), as applicable.										
California State A		California State Senate	U.S. House of Representatives							
Samo Cato	No do mart	Applicant Office Location	O.O. Flouse of Representatives							
	District #	First Name	Last Name							
State Assembly Member	52	Freddie	Rodriguez							
	20	Connie	Leyva							
U.S. House of Representatives	35	Norma	Torres							
		cation 1 (if different from applicant lo								
	District #	First Name	Last Name							
State Assembly Member										
State Senate Member										
U.S. House of Representatives										
	Activity Lo	cation 2 (if different from applicant lo	cation)							
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State Senate Member										
U.S. House of Representatives										
	Activity Lo	cation 3 (if different from applicant lo	cation)							
	District #	First Name	Last Name							
State Assembly Member										
State Senate Member										
U.S. House of Representatives										
	Activity Lo	cation 4 (if different from applicant lo	cation)							
	District #	First Name	Last Name							
State Assembly Member										
State Senate Member										
U.S. House of Representatives										
	Activity Lo	cation 5 (if different from applicant lo	cation)							
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State Assembly Member										
State Senate Member										
U.S. House of Representatives										
	Activity Lo	cation 6 (if different from applicant lo	cation)							
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U.S. House of Representatives										
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State Senate Member			
U.S. House of Representatives			
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State Assembly Member			
State Senate Member			
U.S. House of Representatives			
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State Assembly Marris :	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives	A sale day I	48.45.466	
		cation 17 (if different from applica	
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State Senate Member			
U.S. House of Representatives			
o.o. House of Representatives	Activity Lo	cation 18 (if different from applica	nt location)
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State Assembly Member	3-1-1-1	, , , , , , , , , , , , , , , , , , , ,	mos ruino
State Senate Member			
U.S. House of Representatives			

Please o	complete the	"yellow" cells in the	Application Deve	lopmen opy to: Ap re	t Team (ADT) Support Form pSupport@hcd.ca.gov. A member of the Application and the Application of the Applic	on Development	Team will res	Rev. 2/26/20 pond to your
Full Name					Date Requested:	A	pplication sion Date:	
Organizat	tion:			Email:		Contact Phone:		
Justificati	on:							
Issue #	Program	Tab	Section	Cell#	Update/Comment	Urranau	ADT Status	Status
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