

| Eligible Activities, §301 | |
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| §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 checked="" 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 checked="" type="checkbox"/> YES |
| §301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance. | <input type="checkbox"/> YES |
| §301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project. | <input type="checkbox"/> YES |

§302(c)(4) Plan

Rev. 2/16/22

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

The allocated funds will be used by the City for predevelopment planning, engineering, possible annexation and a portion of infrastructure installation for single and multi-family housing units, townhouses and single-family homes. The funds will also be used as low interest loans for property that can be developed for expansion of housing development. The planning for housing will target Very Low, Low and Moderate Income households to encompass the demographic makeup of the City of Tulelake. The City of Tulelake is considered a severely disadvantaged community. Our population is 59.36% Hispanic, 37.19% White, 2.5% Other Race and .95% Two or More Races. The poverty rate for the Hispanic race is 49.72% and for the White race is 28.53% below the poverty level. The average median income per household is \$32,039 (datausa.io/profile/geo/tulelake-ca/about). This funding will also be used for low interest loans for rehabilitation of rentals or vacant homes.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The City will prioritize the investments for increasing the supply of housing based on our City Planner's projections of the City's demographic need. This is how the number of Low-Income households needed will be determined for the household incomes at 60% or below of the Area Median Income.

§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.

This plan is consistent with the four strategic goals stated within the the City of Tulelake's Housing Element: 1) Provide for a variety of housing types and cost for all segments of the population; 2) Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing; 3) Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status, or disability; and 4) Ensure that the quality, safety, and livability of housing in the City of Tulelake is continually maintained or upgraded, and include measures to improve energy conservation and the replacement of dilapidated units that cannot be improved.

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 allocated funds will be used by the City for predevelopment planning, engineering, possible annexation and infrastructure installation for single and multi-family housing apartment units, townhouses and single-family homes. To achieve the goal of housing development the City will work with developers that can produce the above housing to fulfill the needs for the various extremely-low, very-low, low, or moderate income households. To have the planning, zoning, and preliminary engineering for infrastructure done will be incentives for developers. The City will also consider lower land value prices for the developers to make these goals achievable and be able to provide affordable rental housing.

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 | 50.0% | 50.0% | 60.0% | 40.0% | 40.0% | | | | | | | | | | |
| §302(c)(4)(E)(ii) Area Median Income Level Served | 60% | 60% | 60% | 80% | 80% | | | | | | | | | | TOTAL |
| §302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2019, 2020, 2021 only | 10% | 10% | | | | | | | | | | | | | 0.2 |
| §302(c)(4)(E)(ii) Projected Number of Households Served | 0 | 0 | 6 | 6 | 6 | | | | | | | | | | 18 |
| §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 City will work with the City Planner and City Engineer to come up with the plan and predevelopment costs using the 2019 and 2020 allocations. The 2021 through 2023 allocations for Rental Housing Activity will be focusing on rental housing acquisition with a developer and rental owner rehabilitation within the City.

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

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

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|---|-----|
| Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing | 15% |
|---|-----|

The funds will be used in planning and predevelopment costs to determine what number and type of units should be developed to provide for the Very Low, Low and Moderate income level households. The funding will be spent with the City Planner and the City Engineer to establish the exact needs for the households that fit the above criteria determined by the planner and engineer.

Complete the table below for each proposed Affordable Rental and Ownership 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 | | | | | | | | | | |
|---|------------------------|------------------------|---------------------|---------------------------|------------------------|--|--|--|--|--|--|--|--|--|-------|
| Type of Affordable Housing Activity | Rental: Predevelopment | Rental: Predevelopment | Rental: Development | Ownership: Predevelopment | Ownership: Development | | | | | | | | | | |
| §302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity | 50% | 50% | 40% | 40% | 40% | | | | | | | | | | |
| §302(c)(4)(E)(ii) Area Median Income Level Served | 60% | 60% | 60% | 80% | 80% | | | | | | | | | | TOTAL |
| §302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level <i>Note: complete for years 2019, 2020, 2021 only</i> | 10% | 10% | 10% | | | | | | | | | | | | 0.3 |
| §302(c)(4)(E)(ii) Projected Number of Households Served | 0 | 0 | 6 | 6 | 6 | | | | | | | | | | 18 |
| §302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects) | 55 | 55 | 55 | | | | | | | | | | | | |

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.

The City will fund a percentage of the needed predevelopment and development of infrastructure as budget allows as an incentive for developers. The schedule will be determined by the City Planner and the City Engineer as to what can be accomplished with the predevelopment and development within the timeline of fund utilization deadlines as provided by HCD. The project would be concluded by 2028 for the funding received in 2023.

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

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

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| Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH) | 15% |
|--|-----|

This activity will strive to assist and rehabilitate at least one apartment/duplex and one home for the 22 and 23 years as funding becomes available from the PLHA grant. The City will work with developers or contractors through their procurement process to rehabilitate these properties working with the property owners.

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 | 2022 | 2023 | | | | | | | | | | | | | |
|---|------------------------|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| Type of Activity | Rental: Rehabilitation | Ownership: Rehabilitation | | | | | | | | | | | | | |
| §302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity | 20.00% | 20.00% | | | | | | | | | | | | | |
| §302(c)(4)(E)(ii) Area Median Income Level Served | 60% | 80% | | | | | | | | | | | | | TOTAL |
| §302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level <i>Note: complete for years 2019, 2020, 2021 only</i> | | | | | | | | | | | | | | | 0 |
| §302(c)(4)(E)(ii) Projected Number of Households Served | 2 | 1 | | | | | | | | | | | | | 3 |
| §302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects) | 55 | | | | | | | | | | | | | | |

§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 plan to assist contractors or developers with a rental rehabilitation and a housing ownership rehabilitation during the 22 and 23 years of the grant funding. The City will work with rental and homeowner's that have vacant properties that need rehabilitating. This will occur when the 2022 and 2023 PLHA funding is awarded.