

Attachment 1

§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 will primarily utilize its PLHA funds to make low interest loans to housing developers to facilitate the construction of affordable housing projects in the first year, and (beginning in year 2) will split funds between new affordable housing development, and operational costs related to a bridge housing facility for homeless individuals. All loans and benefits from land transactions will be protected by deeds or trust, affordability covenants, and notices of affordability that will be recorded against land title for a term of 55-years. The bridge housing project (2881 Hulen Place) will house approximately 45 homeless individuals until they can graduate into permanent housing.

§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).

First Priority - The City of Riverside has a 2018 approved Housing First Strategy (<https://www.riversideca.gov/sites/default/files/ohs/pdf/Housing%20First%20Plan%20CC%20Approval.pdf>) which mandates that the City to complete the construction of 400 scattered-site Permanent Supportive Housing in all Wards of the City within 10 years to meet the need of affordable housing coupled with case management. These units will be reserved by legal covenant for persons earning at-or-below 60% of AMI. The Plan also calls for the City to fund transitional housing for persons experiencing homelessness. Second Priority - Meeting housing and homeless needs identified in the City's approved Consolidated Plan for Federal Funding and Annual Action Plan. Third Priority - The City has a mandate under its Housing Element Regional Housing Needs Allocation to produce approximately 8,283 units of housing (Mid-Cycle Update) of which 3,338 are low and very low income units. There is significant overlap in unit production elements from the plans listed above. Fourth Priority - Meeting the needs of current antidisplacement plans and/or unit replacement plans under the federal Uniform Relocation Act.

§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.

From Housing Element Mid-Cycle Update: Plans for use of PLHA funds will assist the City to meet the following Housing Element activities: Continue to seek new partnerships with nonprofit developers and continue on with existing partnerships to assist in the development of affordable housing projects for extremely low- to low-income households (Tool H-15); Generate Creative Sources of Senior Housing Financing (Tool H-38); and seek additional partnerships with service organizations to provide supportive housing for residents (Tool H-39).

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 City will lend PLHA funds to non-profit developers for the construction of multifamily rental housing units that will serve affordable income levels of 60% of AMI and below. Each project will also include a set-aside of permanent affordable housing units serving 30% AMI and below. All PHLA funds will be protected by a Promissory Note, and Deeds of Trust, Regulatory Agreements, Covenants, Conditions and Restrictions recorded against each project property.

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	2019	2020	2021	2022	2023					
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	49%	17%	17%	17%	17%	46%	16%	16%	16%	16%					
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%	30%	30%	30%	30%	30%					TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	16%	16%	16%	16%	16%	24%	24%	24%	24%	24%			From Mid-Cycle Update Table H-9.		2
§302(c)(4)(E)(ii) Projected Number of Households Served	40	42	10	10	10	63	50	10	10	10					255

§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	
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§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 proposes to solicit projects from regional housing developers to develop projects that meet priority project needs for the City and/or allow the City to utilize available land and other funding assets in order to expedite projects. This may include solicitations for specific Request for Proposal's (RFP). The City recently completed an expression of interest RFP for its land inventory pursuant to Assembly Bill 1486, and received several small projects from that solicitation. In an ongoing basis, the City will continue to solicit affordable housing developer interest to complete projects that meet the City's needs, especially the production of permanent supportive housing.

§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.

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

 Pursuant to its Housing First Strategy, the City is constructing a bridge housing facility at 2881 Hulen Place, which will housing approximately 45 homeless individuals. PLHA funds will be utilized to cover operations and case magement to assist clients with obtaining income, housing and self-sufficiency.

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 Activity for Persons Experiencing or At Risk of Homelessness		Transitional	Transitional	Transitional	Transitional											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity		62%	62%	62%	62%											
§302(c)(4)(E)(ii) Area Median Income Level Served		30%	30%	30%	30%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level																0
§302(c)(4)(E)(ii) Projected Number of Households Served		90	90	90	90											180

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)		N/A	N/A	N/A	N/A										
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															
In September of 2020 the City will award a bid for the necessary demolitions and interior modifications of an existing city owned building located at 2881 Hulen Place in Riverside. The City will award a management contract for the project in April of 2021. Interior modifications are expected to be complete in May of 2021. The Project will be complete and operational by June of 2021 and will serve approximately 45 homeless persons annually.															
§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.															
§302(c)(4)(E)(i) 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)	
The City plans no activities in the above two categories.															
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															
Type of Activity															
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity															
§302(c)(4)(E)(ii) Area Median Income Level Served															TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level															0
§302(c)(4)(E)(ii) Projected Number of Households Served															0
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)															
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															