



*City of*  
**LYNWOOD**  
*California*

**DRAFT**

**Permanent Local Housing Allocation 5-Year Plan  
and Application for Funding**



**PUBLIC REVIEW DOCUMENT  
FOR COMMENT PERIOD JULY 25, 2020 – AUGUST 4, 2020**

**City of Lynwood**  
**Permanent Local Housing Allocation Program Five-Year 2019-2023 Plan**  
**DRAFT**  
**§302(c)(4) Plan**

**Introduction:** In 2017, Senate Bill 2 (the Building Homes and Jobs Act) created the Permanent Local Housing Allocation (PLHA) program. The California Department of Housing and Community Development (HCD) announced the availability of approximately \$195 million in funding for the PLHA program Entitlement and Non-entitlement Local government formula component Notice of Funding Availability (NOFA). This NOFA is funded from moneys deposited in the Building Homes and Jobs Trust Fund (Fund) in calendar year 2019.

Funding for this NOFA is provided pursuant to Senate Bill (SB) 2 (Chapter 364, Statutes of 2017). SB 2 established the Fund and authorizes the Department to allocate 70 percent of moneys collected and deposited in the Fund, beginning in calendar year 2019, to Local governments for eligible housing and homelessness activities. The intent of the bill is to provide a permanent, ongoing source of funding to Local governments for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.

**Purpose:** The City of Lynwood is considered an Entitlement Local government, and is eligible for a 2019 formula allocation of PLHA funds in the amount of \$631,387. The approximate PLHA five-year formula allocation amount is \$3,788,322. PLHA funds must be used to carry out one or more of the eligible activities listed below:

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.
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 Area Median Income (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. See Appendix B for a list of High-cost areas in California.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
5. Capitalized Reserves for Services connected to the preservation and creation of new Permanent supportive housing.
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.
7. Accessibility modifications in Lower-income Owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

9. Homeownership opportunities, including, but not limited to, down payment assistance.
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.

**Requirements:** In order to participate in the formula allocation, the City of Lynwood is required to develop a five-year plan detailing the manner in which allocated funds will be used for eligible activities.

**Plan:** It is being recommended that the City of Lynwood utilize the funds in the following manner:

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

The PLHA-funded programs will target individuals and households experiencing homelessness. The project's programs will include the provision of housing and supportive case management services to individuals with the goal of obtaining and retaining housing. Understanding the State of California's inability to guarantee project funding beyond the 2019 allocation, the City of Lynwood's PLHA funding plan is prepared to adjust to this possibility by a three - (3) scenario budget plan. The first plan projects a 2019 budget grant that will rehab a property presently owned by the City. The second plan projects a greater PLHA fund that will allow for the acquisition of land with an existing structure that can be rehabbed. The third and final plan projects for a best-case scenario PLHA budget that is at or close to the NOFA mark. As required by project guidelines, the City will proceed with filing amendments to the satisfaction of HCD or any improved change subject to State of California's increased funding expectations.

**II. §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 homeless shelter facility referenced above will be occupied by individuals and households with incomes of no more than 60% AMI. The City owns several underutilized properties comprising of undeveloped land as well as properties containing underutilized facilities. The City will either utilize a presently owned location or immediately acquire and improve a suitable location within a 2019 allocation grant budget or adjust funding upward subject to the State of California's fiscal ability to do so. As a part of its services to the homeless population, the City will also provide resources that will include access to education, skill-based training and other supportive/case management services to increase each individual's opportunity to successfully transition out of homeless and towards a goal of self-sufficiency.



**VI. §302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.**

The project will complete administrative Planning and Building Division reviews and will complete all construction and rehabilitation work in-line with all California Building Code standards. Construction is anticipated to begin in September 2021.