


**PLHA Formula - Amendment for years 2020, 2021, 2022, 2023**

Rev. 03/18/24

<b>Eligible Applicant Type:</b>		<b>Entitlement</b>	
<b>Local Government Recipient of PLHA Formula Allocation:</b>		Santa Clara	
<b>§300 Eligible Applicants</b>			
<p><b>§300(a) and (b)</b> Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.</p>			
Applicant:		County of Santa Clara	
Address: 150 West Tasman Drive			
City:	San Jose	State:	CA
Zip:	95134	County:	Santa Clara County
Auth Rep Name:	Kelsey Barraza	Title:	HCD Representative II
Auth Rep. Email:	Kelsey.Barraza@hcd.ca.gov		Phone:
Address:		2020 W. El Camino Avenue	
City:		State:	
Zip Code:			
Contact Name:	Consuelo Hernandez	Title:	Director, Office of Supportive Housing
Contact Email:	consuelo.hernandez@hhs.sccgov.org		Contact Phone:
Address:		150 West Tasman Drive	
City:	San Jose	State:	CA
Zip Code:	95134		
<b>§300(d)</b> Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?			
<p><b>§300(d)</b> If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300(c) and (d)?</p>			<p>A sample agreement can be found by double clicking on the icon to the right</p> 
			Yes
File Name:	<p><b>Application and/or Adopting the PLHA Plan (2020-2023 Allocations) Reso</b></p>	<p>Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2020-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.</p>	Yes
File Name:	<p><b>Gov TIN</b></p>	<p>Provide a signed Gov't TIN Form</p>	Uploaded to HCD? Yes
File Name:	<p><b>Applicant Delegation Agreement</b></p>	<p>Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 19, column AH)</p>	Uploaded to HCD? N/A
<b>§301 Eligible Activities</b>			
<b>§301(a) Eligible activities are limited to the following:</b>			<b>Select below:</b>
<p><b>§301(a)(1)</b> 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.</p>			<b>Yes</b>
<p><b>§301(a)(2)</b> 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.</p>			
<p><b>§301(a)(3)</b> Matching portions of funds placed into Local or Regional Housing Trust Funds.</p>			
<p><b>§301(a)(4)</b> Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.</p>			
<p><b>§301(a)(5)</b> Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.</p>			
<p><b>§301(a)(6)</b> 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.</p>			<b>Yes</b>
<p><b>§301(a)(7)</b> Accessibility modifications in Lower-income Owner-occupied housing.</p>			
<p><b>§301(a)(8)</b> Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.</p>			
<p><b>§301(a)(9)</b> Homeownership opportunities, including, but not limited to, down payment assistance.</p>			
<p><b>§301(a)(10)</b> 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.</p>			

**§302(c)(4)(A)** Describe the manner in which allocated funds will be used for eligible activities.  
 The County of Santa Clara (City of Santa Clara) will use the PLHA funds for two (2) eligible activities identified below. The County has an existing over-the-counter Notice of Funding Availability for multifamily housing rental projects and has released a Request for Supplier Qualification (RFSQ) from eligible non-profits for temporary housing and basic needs for homeless and at-risk of homelessness individuals. PLHA funds for the two eligible activities will be included in one or more of these existing procurement strategies, with eligible applicants carrying out programs and developments using PLHA funds alone or in combination with other funds. The County's Continuum of Care will coordinate with the PLHA Consortium to ensure that the projects funded are consistent with existing quality standards. Funding recommendations made by program staff will be taken to the County Board of Supervisors for final approval. The County will enter into agreements with subrecipients and housing developers and monitor their progress against these agreements.

**§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 Santa Clara will prioritize investments of PLHA funds to increase the supply of affordable and supportive housing for households earning up to 60% AMI by including the eligible activity described in Section 301(a)(1) - funding the development of multifamily rental housing projects designed to be affordable to households earning up to 60% of AMI as a source of funds in the County's over-the-counter Supportive Housing Development Notice of Funding Availability. This is an existing process that has yielded the financing of 35 housing development projects and resulted in 3,662 new apartments across the County.  
 Fifty-five percent (55%) of the City of Santa Clara's allocation from Year 2 (2020) will be allocated to this activity, as we recognize the growing need for this type of investment within our community.

**§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 Santa Clara's PLHA Plan is consistent with its Housing Element, including but not limited to the following: 1) Create and maintain high-quality, livable, and diverse housing stock within the City of Santa Clara; 2) Increase special needs housing opportunities for persons of all economic levels; 3) Promote a variety of housing types, tenure, and location, including higher density where possible, especially for lower and moderate-income and special needs households; 4) designate suitable vacant or underutilized sites for new residential development; 5) Affirmatively further fair housing by increasing access to opportunity, reducing displacement impacts, reducing cost burden, targeting outreach to lower-income residents, and rehabilitating substandard living conditions.

**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.  
 Fifty-five percent (55%) from Year 2 (2020) of the City of Santa Clara's PLHA funds have been allocated to this Eligible Activity. Rental units affordable to households that earn up to 60% of the Area Median Income, will be prioritized. Funds will be provided for multi-family rental housing in the form of a low-interest, residual receipt, deferred, or other loan to the sponsor of the project, consistent with the County's approved Supportive Housing Development Program Notice of Funding Availability guidelines and PLHA program guidelines. The loan shall be evidenced through a promissory note secured by a Deed of Trust, and a regulatory agreement shall restrict occupancy and rents in accordance with the County's approved underwriting of the project for a term of at least 55 years. Eligible use of funds will include predevelopment activities in support of an entitlement application, architectural and engineering costs, community engagement, and the preparation of any environmental studies related to CEQA and/or NEPA.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2020-2023 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	2020															
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	55%															
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	60%															<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at the AMI Level <b>Note: complete for years 2020, 2021, 2022 only</b>																0
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served																0
<b>§302(c)(4)(E)(iv)</b> 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.  
 Fifty-five percent (55%) of Year 2 (2020) of the City of Santa Clara's PLHA funds have been allocated to this eligible activity. The project identified to allocate funds under this category fulfills the PLHA eligibility criteria. The County's program staff anticipates receiving approval from the Board of Supervisors in the winter of 2024. Following the Board's approval, the County will enter into the necessary agreements for the identified property, with funds being appropriated in a loan agreement by January 2025.

**§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 detailed and complete description of how allocated funds will be used for the proposed Activity.  
 Allocated funds for this eligible activity will be used to advance two strategies contained in the Community Plan to End Homelessness. These strategies are: 1) expand homelessness prevention and housing programs to meet the need, and 2) improve the quality of life for unsheltered individuals and create healthy neighborhoods for all. The County intends to fund case management services to secure or retain housing and regular rental assistance for households to retain their existing housing.

Complete the table below for each proposed Activity to be funded with 2020-2023 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	2020	2021	2022	2023												
Type of Activity for Persons Experiencing or At Risk of Homelessness	Supportive/Case Management Services	Supportive/Case Management Services	Supportive/Case Management Services	Supportive/Case Management Services												
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	40%	95%	95%	95%												
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	30%	30%	30%	30%												<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level <b>Note: complete for years 2020, 2021, 2022 only</b>																0
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	25	25	25	25												100
<b>§302(c)(4)(E)(iv)</b> 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.  
 Santa Clara County's Temporary Housing and Basic Needs Services Request for Supplier Qualification (RFSQ), which was published in Summer 2023, will be utilized for selecting the service provider for providing supportive services and rental assistance. We intend to submit the request for the remaining funds following the projects' approval by our Board of Supervisors and after entering into service provider agreements in fall 2024.

<b>File Name:</b>	Plan Adoption Reso	<b>§302(c)(4)(D)</b> 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.	Uploaded to HCD?	Yes
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