



GMU BULLETIN

700 West Main Street, Alhambra, CA 91801

NUMBER: **20-0013**

SUBJECT: **2020-2021 PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FOR URBAN COUNTY PARTICIPATING CITIES**

DATE: **August 31, 2020**

EFFECTIVE DATE: **Immediately**

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TO: PARTICIPATING CITIES

The County of Los Angeles (County) applied for a grant from the California Department of Housing and Community Development's (HCD) Permanent Local Housing Allocation (PLHA) Program. PLHA is an SB 2 funded program that provides an ongoing permanent source of funding through State Property Transfer Fees to increase affordable housing stock in California. The LACDA, on behalf of the County, has applied for its annual allocation. This allocation includes funding for the Los Angeles County Development Authority (LACDA) to administer the program and for the Urban County Participating Cities to implement housing programs. Cities that are partners of the County through the Urban County Cooperation Agreement will be able to access their allocations for this housing program through the LACDA. It is estimated that the County will be allocating approximately \$5,056,130 to Participating Cities through the program and \$5,417,739 will be allocated to the unincorporated areas in Los Angeles County through the County Supervisor's District Offices.

Because of the limited time we had to submit the application for this current Fiscal Year, the County identified the activity to be funded for the State PLHA Plan as the Eviction Defense Program. However, cities will be given the option to utilize their allocated funds for other eligible housing activities (see Attachment A and B, PLHA List of Eligible Activities and the 2020 Allocation).

The LACDA must amend the State PLHA Plan previously submitted to include the various activities that Participating Cities wish to implement, and this will require the Board of Supervisor's approval prior to submission to the State. Cities must utilize the grant funds for eligible activities and identify them, using the enclosed form, "Proposed Program for the State Permanent Local Housing Allocation Program" (Attachment C). This form should be completed and submitted to the LACDA, no later than October 15, 2020, along with a Resolution (Sample Resolution enclosed, Attachment D) indicating City Council approval. In order to manage this process in an efficient manner; so that we are prepared when the County does receive the PLHA funding from the State, there are several steps that we must take in preparation for this event.

The LACDA will take administrative action to set up procedures and processes to receive these funds and issue contracts for this program. After October 15, 2020, we will review the City's proposed activity (Attachment C) and an eligibility determination will be made. The next step will be for the LACDA to send a contract to the City, which hopefully will be by mid-December 2020. We anticipate PLHA funds to be received by the County before the end of the calendar year, however, given the unique set of circumstances we find ourselves in this year, we can only convey the information we have to date. The County and its' Partner Cities should be prepared to begin implementing these programs in January 2021. We will communicate closely with cities and keep you apprised of information and the schedule regarding this program as we receive information from the State. Please be aware that the County cannot issue PLHA funding until we receive funding from the State.

We will need a copy of a Resolution from your City Council approving the program and the City's participation in the PLHA Program. The enclosed resolution (Attachment D) is simply a sample meant to provide some guidance in this area. We recognize that many cities have their own format. We will need both documents completed; the **Proposed Program for the State Permanent Local Housing Allocation Program Form and the City Council Resolution by October 15, 2020.**

You may contact Linda Jenkins at (626) 586-1765 or linda.jenkins@lacda.org, should you need assistance in this matter or have any questions related to the Permanent Local Housing Participation Program.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D B', with a long horizontal flourish extending to the right.

DAVON BARBOUR, Director
Community & Economic Development Division

DB:LJ:HR:ob

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ATTACHMENT A

PERMANENT LOCAL HOUSING ALLOCATION (PLHA) LIST OF ELIGIBLE ACTIVITIES

Eligible activities for the formula allocations are:

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 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.
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.
 - A. This activity may include sub-awards to administrative entities as defined in HSC Section 50490(a)(1-3) that were awarded the CESH program or HEAP funds for rental assistance to continue assistance to these households.
 - B. Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8225(b)(8). An applicant allocated funds for the new construction, rehabilitation, and preservation of permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).
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.

ATTACHMENT B

Permanent Local Housing Allocation 2020

Total Urban County Entitlement \$11,025,126

Less Administration (5%) \$551,256

Total 2020-2021 to be Allocated \$10,473,870

City	Population 2015	Poverty 2015	Overcrowding 205	Factor	Allocation
AGOURA HILLS	20,697	1194	65	0.004345193	\$45,511
ARCADIA	57,564	5486	735	0.017424818	\$182,505
AVALON	3,777	539	313	0.002380354	\$24,932
AZUSA	48,033	7569	1,758	0.023293918	\$243,977
BELL	35,998	9947	2,394	0.027934862	\$292,586
BELL GARDENS	42,842	11935	3,556	0.035962885	\$376,671
BEVERLY HILLS	34,663	3100	317	0.009723729	\$101,845
CALABASAS	24,075	1897	62	0.005785489	\$60,596
CLAREMONT	35,762	2591	300	0.009000859	\$94,274
COMMERCE	13,017	2052	724	0.007213434	\$75,553
COVINA	48,587	5245	1,042	0.017183349	\$179,976
CUDAHY	24,138	7527	1,922	0.021198893	\$222,034
CULVER CITY	39,469	3491	803	0.012618399	\$132,163
DIAMOND BAR	56,471	3919	322	0.013396981	\$140,318
DUARTE	21,769	3313	535	0.009425774	\$98,724
EL SEGUNDO	16,929	1224	208	0.004496691	\$47,098
HAWAIIAN GARDENS	14,475	4426	806	0.011318428	\$118,548
HIDDEN HILLS	1,557	76	2	0.000295148	\$3,091
HERMOSA BEACH	19,747	783	79	0.003660287	\$38,337
IRWINDALE	1,426	178	31	0.000542803	\$5,685
LA CANADA-FLINTRIDGE	20526	518	129	0.003520497	\$36,873
LA HABRA HEIGHTS	5,425	186	39	0.001023701	\$10,722
LA MIRADA	49,182	3453	1,257	0.015277139	\$160,011
LA PUENTE	40,496	5853	1,911	0.020385377	\$213,514
LA VERNE	31,920	2576	352	0.008744464	\$91,588
LAWNDALE	33,231	5915	1,639	0.018693836	\$195,797
LOMITA	20,622	3009	479	0.008629249	\$90,382
MALIBU	12,856	1339	95	0.003815106	\$39,959
MANHATTAN BEACH	35,603	1416	90	0.006415414	\$67,194
MAYWOOD	27,739	8284	2,405	0.024512447	\$256,740
MONROVIA	37,164	3738	685	0.012315745	\$128,994
RANCHO PALOS VERDES	42,464	1799	277	0.008437302	\$88,371
ROLLING HILLS ESTS	8188	444	43	0.001738249	\$18,206
SAN DIMAS	34,073	2283	223	0.008062317	\$84,444
SAN FERNANDO	24,296	4563	947	0.013120635	\$137,424
SAN GABRIEL	40,198	5492	1,402	0.017948713	\$187,992
SAN MARINO	13,353	740	108	0.002996815	\$31,388
SANTA FE SPRINGS	17,162	2153	660	0.007591641	\$79,514
SIERRA MADRE	11,084	636	62	0.002420530	\$25,352
SIGNAL HILL	11,332	2041	515	0.006251968	\$65,482
SOUTH EL MONTE	20,483	4200	995	0.012318315	\$129,020
SOUTH PASADENA	25,999	2025	319	0.007127353	\$74,651
TEMPLE CITY	36,079	3414	745	0.011916778	\$124,815
WALNUT	29,970	1999	223	0.007175079	\$75,151
WEST HOLLYWOOD	35,332	5408	311	0.013320883	\$139,521
WESTLAKE VILLAGE	8,471	512	16	0.001775713	\$18,599
TOTAL PARTICIPATING CITIES	1,234,244	150,488	31,901	0.482737559	\$5,056,130

Supervisory Districts (Unincorporated Area only) *

I.	262483	52,187	13,007	0.156276164	\$1,636,816
II.	253210	64,961	12,653	0.173593546	\$1,818,196
III.	21,410	1,826	60	0.005377334	\$56,321
IV.	223783	24,416	6,599	0.086079046	\$901,581
V.	279396	31,613	4,587	0.095936351	\$1,004,825
TOTAL DISTRICTS	1,040,282	175,002	36,907	0.517262441	\$5,417,739
TOTAL ALLOCATIONS	2,274,526	325,490	68,808	100%	\$10,473,870

* Supervisory District boundary updated after 2011 adopted reapportionment borders; the population numbers are based on 2011-

2015 ACS Data

All Participating Cities	\$5,056,130
All Supervisory Districts	\$5,417,739
County Administration	\$551,256
TOTAL URBAN COUNTY DISTRIBUTION	\$11,025,126

**PROPOSED ACTIVITY OR ACTIVITIES
FOR THE STATE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM**

City Name _____

Date _____

Name and Description of the Eligible Activity or Activities the City would like to Implement Using PLHA funds:

Budget (s) Proposed for Activity or Activities:

Pertinent Facts and Information about the Priority Need for this Activity or Activities in your City:

Submitted to LACDA By: _____

Date: _____

Title: _____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF _____ APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY PERMANENT LOCAL HOUSING ALLOCATION PROGRAM BY AUTHORIZING THE MAYOR, OR HIS/HER DESIGNEE, TO SIGN A CONTRACT FOR FUNDING FOR THIS PROGRAM FROM THE COUNTY OF LOS ANGELES

WHEREAS, the City of _____ desires to participate in the Los Angeles Urban County Permanent Local Housing Allocation (PLHA) Program for the period beginning January 2021; and

WHEREAS, the city authorizes the execution of a contract with the County of Los Angeles in order to receive said PLHA funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____ AS FOLLOWS:

SECTION 1. The City Council approves the _____ program to be implemented using PLHA funds.

SECTION 2. The City Council authorizes the Mayor, or his/her designee, to execute any and all documents necessary for participation in the Los Angeles Urban County PLHA Program on behalf of the City of _____.

PASSED, APPROVED, AND ADOPTED this (date) day of _____ 2020.

(name), Mayor

ATTEST:

(NAME), City Clerk

I, _____, City Clerk of the City of _____, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of _____ held on the (date) day of _____, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

(name), City Clerk