

Permanent Local Housing Allocation (PLHA) Formula Allocation

2020 Application



**State of California
Governor, Gavin Newsom**

**Lourdes Castro Ramirez, Secretary
Business, Consumer Services and Housing Agency**

**Douglas R. McCauley, Acting Director
Department of Housing and Community Development**

Program Design and Implementation, PLHA Program
2020 West El Camino Avenue, Suite 150, Sacramento, CA 95833
PLHA Program Email: PLHA@hcd.ca.gov

Final Filing Date: April 27, 2020 through July 27, 2020 at 5 P.M. PST

Local Government Formula Allocation						Rev. 2/26/20	
Eligible Applicant Type:		Entitlement					
Local Government Recipient of PLHA Formula Allocation:					Palm Desert		
Approximate PLHA Formula Allocation Amount:			\$171,306	Allowable Local Admin (5%):	\$8,565		
<p>Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.</p> <p>The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities.</p> <p>If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the same Activity twice (or more times) and the different AMI level the Activity will serve. Please enter the percentage of funds allocated to the Activity in only the first Activity listing to avoid double counting the funding allocation.</p>							
Eligible Applicants §300							
<p>§300(a) Eligible Applicants for the entitlement formula component described in Section §100(b)(1) 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.</p>							
Applicant:		City of Palm Desert					
Address:		73510 Fred Waring Drive					
City:	Palm Desert	State:	CA	Zip:	92260	County:	Riverside
<p>§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?</p>							No
<p>§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?</p>							N/A
File Name:	App1 Resolution	PLHA webpage for Resolution Document			Attached and on USB?	Yes	
File Name:	App1 Signature Block	Signature Block - upload in Microsoft Word Document			Attached and on USB?	Yes	
File Name:	App1 TIN	Taxpayer Identification Number Document			Attached and on USB?	Yes	
File Name:	Applicant Agreement	Legally binding agreement between Delegating and Administering Local Governments			Attached and on USB?	N/A	
Eligible Activities, §301							
<p>§301(a) Eligible activities are limited to the following:</p>							Included?
<p>§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.</p>							<input type="checkbox"/> YES
<p>§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.</p>							<input type="checkbox"/> YES
<p>§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.</p>							<input type="checkbox"/> YES
<p>§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.</p>							<input type="checkbox"/> YES
<p>§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.</p>							<input type="checkbox"/> YES
<p>§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.</p>							<input checked="" type="checkbox"/> YES
<p>§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.</p>							<input type="checkbox"/> YES
<p>§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.</p>							<input type="checkbox"/> YES
<p>§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.</p>							<input type="checkbox"/> YES
<p>§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.</p>							<input type="checkbox"/> YES
Threshold Requirements, §302							
<p>§302(a) Housing Element compliance: Applicant or Delegating Local Government's Housing Element was adopted by the Local Government's governing body by the application deadline and subsequently determined to be in substantial compliance with state Housing Element Law pursuant to Government Code Section 65585.</p>							Yes
<p>§302(b) Applicant or Delegating Local Government has submitted the current or prior year's Annual Progress Report to the Department of Housing and Community Development pursuant to Governemnt Code Section 65400.</p>							
<p>§302(c)(2) Applicant certifies that submission of the application was authorized by the governing board of the Applicant.</p>							Yes
<p>§302(c)(3) Applicant certifies that, if the Local Government proposes allocation of funds for any activity to another entity, the Local government's selection process had no conflicts of interest and was accesible to the public.</p>							Yes
<p>§302(c)(4) Does the application include a Plan in accordance with §302(c)(4)?</p>							Yes
<p>§302(c)(4)(D) Applicant certifies that the Plan was authorized and adopted by resolution by the Local Government and that the public had an adequate opportunity to review and comment on its content</p>							Yes
<p>§302(c)(5) Applicant certifies that the Plan submitted is for a term of five years. Local Governments agree to inform the Department of changes made to the Plan in each succeeding year of the term of the Plan.</p>							Yes
<p>§302(c)(6) Applicant certifies that it will ensure compliance with §302(c)(6) if funds are used for the acquisition, construction, or rehabilitation of for-sale housing projects or units within for-sale housing projects.</p>							Yes
<p>§302(c)(7) Applicant certifies that it will ensure that the PLHA assistance is in the form of a low-interest, deferred loan to the Sponsor of the Project, if funds are used for the development of an Affordable Rental Housing Development. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust.</p>							Yes
<p>§302(c)(8) Has Applicant attached a program income reuse plan describing how repaid loans will be reused for eligible activities specified in Section 301?</p>							
Administration							
<p>Applicant agrees to adhere to §500, Accounting Records.</p>							Yes
<p>Applicant agrees to adhere to §501, Audits/Monitoring of PLHA Files.</p>							Yes
<p>Applicant agrees to adhere to §502, Cancellation/Termination.</p>							Yes
<p>Applicant agrees to adhere to §503, Reporting.</p>							Yes
Certifications							
<p>On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.</p>							
Lauri Aylaian			City Manager				5/18/20
Authorized Representative Printed Name			Title		Signature		Date
Entity name:		City of Palm Desert		Phone Number:		760-346-0611	
Entity Address		73510 Fred Waring Drive		City:		Palm Desert	State: CA Zip: 92260

§302(c)(4) Plan

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

The City of Palm Desert (City) anticipates using Permanent Local Housing Allocation (PLHA) funds for its Homelessness Assistance Program (Program). In Fiscal Year 2019-20, the City began the Program in partnership with the Riverside University Health System (RUHS). To explain program operations, two full-time RUHS staff members conduct daily street outreach and offer supportive services to homeless individuals in Palm Desert. The program's outreach conducted and services provided are typically in a collaborative effort involving various stakeholders, including County and City departments, nonprofit organizations, residents and businesses. It is through this process of continual relationship building that homeless individuals are successfully and sustainably housed at their own pace. Furthermore, the Program partners with the nonprofit organization, Path of Life Ministries, to provide a temporary housing unit. The concept is Path of Life Ministries assists with the lease and payment of the housing unit and RUHS provides the wraparound services for homeless individuals. Both organizations complement each other and have access to a diversity of resources.

§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 Program serves households with incomes no more than 60% area median income (AMI). In fact, the households served are likely all extremely low income. The Program prioritizes investments by creating housing opportunities for some of one of the most vulnerable populations.

§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 Housing Element includes policy directives consistent with the PLHA Plan. For example, the Housing Element (Policy 5) states, "The City shall strive to provide shelter for the homeless." In addition, the policy directive (Program 5.C) encourages the City to collaborate with local nonprofit organizations to address homelessness. The Program aligns with the Housing Element by striving to shelter homeless individuals through collaborative efforts involving the multiple stakeholders.

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.

§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.

The Program includes subcontracting with RUHS to serve homeless individuals through street outreach and supportive services in Palm Desert. In addition, the Program includes subcontracting with Path of Life Ministries for a temporary housing unit. This grant opportunity consolidates Program activities under one revenue stream and ensures the continuation of the program for the next five years.

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	Transitional									
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100%	100%	100%	100%	100%									

§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	95	95	95	95	95										475
§302(c)(4)(E)(ii) Projected Number of Households Served	10	10	10	10	10										50
§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	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.															
The City began operating the Program in Fiscal Year 2019-20. In addition, the City recently entered into an agreement with Path of Life Ministries to manage a temporary housing unit. Upon approval of the City's PHLA application, the City will amend the terms and conditions of its agreements with RUHS and Path of Life Ministries to reflect any requirements of the PHLA Program. At minimum 10 homeless individuals will become sheltered through transitional and/or permanent housing annually. Please note the Program serves homeless individuals through thousands of interactions (street outreach) and offers for numerous supportive services annually as well.															
§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.															
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.															
§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.															
File Name:	Plan Adoption	§302(c)(4)(D) 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.											Attached and on USB?	Yes	

Legislative and Congressional Information

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Provide the Legislative and Congressional information for the applicant and each activity location, (if different than applicant location), included in this application.

To locate or verify the Legislative and Congressional information, click on the respective links below and enter the applicant office location zip code, the activity location site zip code(s) (i.e. zip code(s) where activities are performed), and any additional activity location site(s), as applicable.

[California State Assembly](#)

[California State Senate](#)

[U.S. House of Representatives](#)

Applicant Office Location

	District #	First Name	Last Name
State Assembly Member	42	Chad	Mayes
State Senate Member	28	Vacant	
U.S. House of Representatives	36	Raul	Ruiz

Activity Location 1 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 2 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 3 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 4 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 5 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 6 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 7 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 8 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 9 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 10 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 11 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Activity Location 12 (if different from applicant location)

	District #	First Name	Last Name
State Assembly Member			
State Senate Member			