

Local Government Formula Allocation				Rev. 2/26/20
Eligible Applicant Type:		Entitlement		
Local Government Recipient of PLHA Formula Allocation:		Alameda		
Approximate PLHA Formula Allocation Amount:		\$558,765	Allowable Local Admin (5%):	\$27,938
<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 Alameda, Community Development Department		
Address:		950 West Mall Square, Second Floor		
City:	Alameda	State:	CA	Zip: 94501 County: Alameda
§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?				No
§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?				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				
§301(a) Eligible activities are limited to the following:				Included?
§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.				<input checked="" type="checkbox"/> YES
§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.				<input type="checkbox"/> YES
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.				<input type="checkbox"/> YES
§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.				<input type="checkbox"/> YES
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.				<input type="checkbox"/> YES
§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.				<input checked="" type="checkbox"/> YES
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.				<input type="checkbox"/> YES
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.				<input type="checkbox"/> YES
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.				<input type="checkbox"/> YES
§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.				<input type="checkbox"/> YES
Threshold Requirements, §302				
§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.				Yes
§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 Government Code Section 65400.				Yes
§302(c)(2) Applicant certifies that submission of the application was authorized by the governing board of the Applicant.				Yes
§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 accessible to the public.				
§302(c)(4) Does the application include a Plan in accordance with §302(c)(4)?				Yes
§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				Yes
§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.				Yes
§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.				Yes
§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.				Yes
§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?				Yes
Administration				
Applicant agrees to adhere to §500, Accounting Records.				Yes
Applicant agrees to adhere to §501, Audits/Monitoring of PLHA Files.				Yes
Applicant agrees to adhere to §502, Cancellation/Termination.				Yes
Applicant agrees to adhere to §503, Reporting.				Yes
Certifications				
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.				
Debbie Potter		Community Development Director		
Authorized Representative Printed Name		Title		Signature Date
Entity name: City of Alameda		Phone Number: 510-747-7440		
Entity Address: 950 West Mall Square, Second Floor		City: Alameda	State: CA	Zip: 94501

§302(c)(4) Plan														Rev. 2/26/20
<p>§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.</p> <p>PLHA funds will be used for: 1) Housing navigation services for homeless individuals through an existing Day Center and for residents of FEMA trailers providing emergency shelter for homeless persons during the COVID-19 public health crisis; 2) An emergency rent relief program to assist low-income families and individuals suffering temporary financial setbacks due to COVID-19; 3) Predevelopment/development costs for two affordable multifamily rental housing projects (North Housing and RESHAP); 4) Rehabilitation of an existing facility (1245 McKay Ave.) to create housing for homeless seniors with health conditions along with a 50-bed medical respite program; and 5) Participation in the Alameda County Rental Subsidy program for affordable and supportive housing units, to provide permanent housing for people experiencing homelessness. Initiatives 3-5 are proposed for Years 2-5; the allocation of PLHA funding by year is tentative and may be amended depending on each project's readiness for implementation.</p>														
<p>§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).</p> <p>All projects listed above will serve households at or below 60% of AMI. The housing navigation services, the Alameda County rental assistance program and the 1245 McKay Ave. senior housing project all serve homeless individuals and families, who are typically at or below the Extremely Low Income (30% of AMI) level. The RESHAP affordable rental housing project will serve households at or below 30% of AMI, including veterans, formerly homeless households, and survivors of domestic violence. For the North Housing project, PLHA funds will be used to support the 90 units of permanent supportive housing for formerly homeless households (at or below 30% of AMI). The emergency rent relief program will provide temporary rental assistance to very low (50% of AMI) and low-income (80% of AMI) households; priority for rental assistance will be given to individuals and families with the greatest financial need.</p>														
<p>§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.</p> <p>Program 2.2 of the Housing Element directs the City to "continue to seek funding from state and federal sources" for projects identified in the 5-Year Affordable Housing Pipeline Project Report, and the PLHA funding allocation would directly advance implementation of this program for three key projects included in this report (North Housing, RESHAP and 1245 McKay Ave). Program 3.1 calls for development of housing for special needs populations -- the McKay, North Housing and RESHAP projects are all intended to serve residents with special needs (formerly homeless, domestic violence survivors, seniors, persons with medical conditions). Program 7.1 relates to advancing housing rehabilitation programs -- the 1245 McKay Avenue project will rehabilitate and adaptively reuse four existing buildings for use as housing with supportive health services for older adults with health conditions.</p>														
<p>Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))</p>														
<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>														
<p>§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.</p> <p>A portion of the City of Alameda's PLHA allocation will be used for eligible predevelopment and development costs for two multifamily affordable rental housing projects, North Housing and RESHAP. The North Housing project is new construction (PLHA funds will be dedicated to 90 units of permanent, supportive affordable housing), while the RESHAP (Rebuilding Existing Supportive Housing at Alameda Point) is demolition and replacement of 200 affordable units plus construction of 67 new affordable units. In addition, PLHA funds will be used for the rehabilitation of 1245 McKay Avenue, an existing supportive housing project that includes 90 units of medically enriched senior housing. The City will use PLHA funding to make low-interest deferred loans to the sponsors of each project. In accordance with the PLHA Guidelines, Section 302(c)(8), repaid loans will be reused to support PLHA eligible activities, including but not limited to, supportive services for very low- and low-income households as well as gap financing for newly issued loans for affordable housing predevelopment and/or development costs.</p>														
<p>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).</p>														
Funding Allocation Year	2020	2020	2021	2021	2022	2022	2023	2023						
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	75%		75%		75%		75%							
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	50%	30%	50%	30%	50%	30%	50%						TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	222	136	222	136	222	136	222	136						1432
§302(c)(4)(E)(ii) Projected Number of Households Served	180	267	180	267	180	267	180	267						1788

§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	
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																
<p>North Housing (predevelopment/development)- Approval of development Plan and Tentative Map entitlements anticipated in September 2020. Complete on-site demolition of existing buildings in January 2021, design first building for permanent supportive housing October 2020 – December 2021. Begin construction on PSH building July 2022, lease up of PSH building December 2022.</p> <p>RESHAP (predevelopment/development) - Development plan approved Sept 2017; Development Agreement approved July 2018. Infrastructure improvements to be completed 2022, financing to be secured 2023. Anticipated timeline for construction of first phase of housing is 2024-2025.</p> <p>McKay (rehabilitation) - Application for Design Review currently under review; Planning Board approval expected late summer or early fall 2020. Construction documents to be completed by March 2021 and selection of contractor to be finalized by June 2021. Anticipated timeline for construction is spring 2021 through fall 2022.</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.																
§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.																
<p>A portion of the City's PLHA allocation will be used to provide housing navigation services at an existing Day Center for people experiencing homelessness, located at Alameda Point; as well as for current residents of trailers provided by the Federal Emergency Management Agency (FEMA) as emergency shelter for homeless individuals with underlying health conditions as part of the response to the COVID-19 pandemic. In addition, a portion of the funds will go toward an Emergency Rent Relief program, providing assistance in the form of direct payments to landlords for low-income tenants experiencing loss of income during the COVID-19 crisis. Finally, some of the PLHA funds will be allocated to Alameda County Rental Subsidy Program, administered by the County in cooperation with participating cities located in Alameda County. These funds will provide rent assistance to place homeless individuals and families in permanent supportive housing.</p>																
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	2019	2019	2020	2021	2022	2023									
Type of Activity for Persons Experiencing or At Risk of Homelessness	Supportive/case management services	Rental assistance	Rental assistance	Rental assistance	Rental assistance	Rental assistance	Rental assistance									
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	75%	25%		25%	25%	25%	25%									
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	50%	80%	30%	30%	30%	30%									TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	222	136	86	222	222	222	222									1332
§302(c)(4)(E)(ii) Projected Number of Households Served	20	20	20	1	1	1	1									64
§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	20	20	20	20									

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.				
<p>Housing Navigation Services (Year 1) - Execute subrecipient agreement with Village of Love for housing navigation services at the Day Center and Safe Parking - August 2020. Execute subrecipient agreement with Building Futures for housing navigation at the Safe Shelter program – August 2020. Screen, assess, and develop a housing plan with clients - starting in August 2020. Establish flexible funds to help clients with expenses to get them "housing ready" – August 2020.</p> <p>Emergency Rent Relief Program (Year 1) - Execute subrecipient agreement with program administrator, Building Futures, in July 2020; Screen applications based on existing program guidelines in August 2020; Distribute funds to landlords of eligible households beginning in September 2020 and continuing as needed.</p> <p>Alameda County Rental Subsidy Program (Years 2-5) - Indicate interest in participation to County in June 2021; Enter into agreement with County in June/July 2021; Collaborate with County to provide information needed for online application in June/July 2021; Selection of affordable/supportive housing projects in Alameda to receive funding TBD</p>				
§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				Rev. 2/26/20
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	CA District #18	Rob	Bonta	
State Senate Member	CA District #9	Nancy	Skinner	
U.S. House of Representatives	13th Congressional District of Calif	Barbara	Lee	
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				