



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

Planning and Development Department
Housing and Community Development Division
2600 Fresno Street, Room 2065
Fresno, CA 93721
559-621-8300
HCDD@fresno.gov
July 3, 2020, Revised July 20, 2020; August 25, 2020

This document was made available for public review and comment.

The Public Comment Period began July 3, 2020 and concluded on July 15, 2020. Residents were encouraged to submit comments by one of the following methods:

Submit Comments by Mail:

City of Fresno
Planning and Development Department
Attn: Housing and Community Development Division
2600 Fresno Street Room 3065
Fresno CA 93721

Submit Comments by Email:

HCDD@fresno.gov
Please include "PLHA" in the subject line

Submit Comments by Phone:

559-621-8300

Submit Comments by TTY:

559-621-8721

Submit Comments by Fax:

559-457-1579

A pre-recorded **webinar** was posted for public review outlining the details of this plan on the City's Housing and Community Development Division website on July 3, 2020.

Residents were also invited to submit comments during an August 20, 2020 Public Hearing at 10:20 A.M, prior to City Council consideration of the Plan. Participation instructions were posted with the agenda at www.fresno.gov/calendar.aspx. Additional accommodations were offered by request to the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov at least three business days prior to the meeting.

All comments and City responses are attached to this document as Appendix A.

Document Revised July 17, 2020

The City made the following revisions to this document on July 17, 2020:

- The Public Hearing for July 15, 2020 before the Housing and Community Development Commission was removed due to lack of quorum
- A Public Hearing was added for August 20, 2020 prior to City Council consideration
- Public Comments and City responses received from the period of July 3, 2020 – July 15, 2020 were attached as Appendix A
- The projected number of households served for Activity 2: Affordable Housing (Single Family) was increased from 4 per year to 8 per year

Document Revised August 25, 2020

The City made the following revisions to this document on August 25, 2020:

- Additional Public Comments and City responses received during the August 20, 2020 Public Hearing were added to Appendix A
- Public Notices and Outreach exhibits were added as Appendix B
- The Excel version of the application submitted to the California Department of Housing and Community Development was added as Appendix C

Summary

The California Department of Housing and Community Development (California HCD) has issued a Notice of Funding Availability for the Permanent Local Housing Allocation (PLHA). The PLHA provides a fund for eligible housing and homelessness activities to local governments with the intention of providing a permanent, on-going source of funding for housing-related projects and programs that assist in addressing unmet housing needs.

As an entitlement local government for PLHA funds, the City of Fresno (City) will receive an annual allocation beginning in calendar year 2020, pursuant to the approval of a five-year plan. The City's first annual allocation is \$3,407,603, and the estimated PLHA 5-year allocation is \$20,445,618. This document will provide a summary of the City of Fresno's 2020-2024 application to California HCD.

Eligible activities for the PLHA are limited to the following:

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 households¹, 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. 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 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.
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.

¹ Extremely low income is household income at or below 30% of Area Median Income (AMI); Very low income is at or below 50% AMI; Low Income is at or below 80% AMI; and Moderate Income is at or below 120% of AMI. Income limits are adjusted for household size.

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.

Eligible activities must also be consistent and compliant with the City's adopted Housing Element, and at least 20% of the allocation must be used for Affordable Owner-Occupied Workforce Housing (AOWH) defined as housing that is affordable to persons and families of low- or moderate-income. Funds available for administrative expenses are limited to 5% of the allocation.

Draft Permanent Local Housing Allocation 5-Year Plan

The City of Fresno's 5-year PLHA plan allocates the proposed funding according to the following percentages.

Percentage of Funds Allocated for:	2020²	2021	2022	2023	2024
(1) Multifamily Rental Housing	28.5%	28.5%	28.5%	28.5%	28.5%
(2) Affordable Housing – Single-Family	28.5%	28.5%	28.5%	28.5%	28.5%
(9) Homeownership Opportunities – Owner Occupied Rehab	9.5%	9.5%	9.5%	9.5%	9.5%
(9) Homeownership Opportunities – Down Payment Assistance	28.5%	28.5%	28.5%	28.5%	28.5%
Program Administration	5%	5%	5%	5%	5%

² The year, for the purposes of this document, is defined as the year in which a standard agreement is issued.

Permanent Local Housing Allocation Formula Allocation Plan Application

Manner in which allocated funds for all five years will be used for Activities eligible under the PLHA statute and guidelines:

The City plans to use the funds for the following activities: 1) development of affordable rental housing for very low-income individuals; and 2) development of single-family homes for low-income individuals; and 3) owner occupied rehabilitation program for low-income individuals; and 4) down payment assistance program for low- and moderate-income individuals.

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, adjusted for household size

70% of PLHA funding will be used to benefit individuals at or below 60 percent of Area Median Income, including the development of affordable rental housing and single-family housing, and an owner-occupied rehabilitation programming.

Description of how the Plan is consistent with the programs set forth in the Local government's Housing Element

The Housing Element includes a program for home-buyer assistance, housing rehabilitation, and strengthening partnerships with affordable housing developers. The City plans to use 100% of its PLHA funds for activities that address these three programs.

Program Income Reuse

Program income received from activities in this plan will first be utilized to deliver additional activities of the same type. If future amended plans no longer support the allocation of funds to that activity, the program income will be programmed according to the activity allocation in effect at that time.

Certifications

The City will record a deed restriction against for-sale housing projects or units within for-sale housing projects which were acquired, constructed, or rehabilitated using PLHA funds.

The City will make PLHA assistance in the form of a low-interest, deferred loan to the project sponsor for funds used for the development of Affordable Rental Housing.

Reporting

The City will provide an annual report of the uses and expenditures of any allocated funds every July 31st to The Department of Housing and Community Development's grant management division according to their specifications.

Draft Permanent Local Housing Allocation 5-Year Plan

Describe each proposed activity and the percentage of funding allocated to it for each year of the five-year Plan, including (where applicable):

Activity 1: Multifamily Rental Housing

Activity Description:

The PLHA funds will be used to provide assistance in the form of low-interest, deferred loans to project sponsors for the development of Affordable Multifamily Rental Housing, focusing on areas of opportunity. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust, and Regulatory Agreements restricting occupancy and rents.

Description of Major Steps/Actions and Proposed Schedule for Implementation of the Activity:

The City issues Notice of Funding Availability (NOFAs) for Affordable Housing Development and Substantial Rehabilitation. Projects that meet the requirements set forth in this plan will be considered for PLHA assistance.

Percentage of Funds Allocated for Affordable Owner-Occupied Workforce Housing: 0%

Funding Allocation Year:	2020	2021	2022	2023	2024
Type of Affordable Rental Housing Activity	New Construction	New Construction	New Construction	New Construction	New Construction
Percentage of Annual Funds Allocated for the Proposed Affordable Rental Housing Activity	28.5%	28.5%	28.5%	28.5%	28.5%
Area Median Income Level Served	30%	30%	30%	30%	30%
Projected Number of Households Served	11	11	11	11	11
Unmet Share of RHNA at the AMI Level ³	503	492			
Period of Affordability for the Proposed Affordable Rental Housing Activity	55	55	55	55	55

³ Calculations of Unmet Share of RHNA provided for 2020 and 2021 (from funding years 2019 and 2020) only per California HCD direction.

Activity 2: Affordable Housing (Single Family)

Activity Description:

The PLHA funds will be used to develop affordable single family homes, focusing development in areas of opportunity.

Description of Major Steps/Actions and Proposed Schedule for Implementation of the Activity:

The City issues NOFAs for Affordable Housing Development. Projects that meet the requirements set forth in this plan will be considered for PLHA assistance.

Percentage of Funds Allocated for Affordable Owner-Occupied Workforce Housing: 100%

Funding Allocation Year:	2020	2021	2022	2023	2024
Type of Affordable Housing Activity	Owner	Owner	Owner	Owner	Owner
Percentage of Annual Funds Allocated for the Proposed Affordable Housing Activity	28.5%	28.5%	28.5%	28.5%	28.5%
Area Median Income Level Served	50%	50%	50%	50%	50%
Projected Number of Households Served	8 (was 4)	8 (was 4)	8 (was 4)	8 (was 4)	8 (was 4)
Unmet Share of RHNA at the AMI Level	297	293			
Period of Affordability for the Proposed Affordable Housing Activity	10	10	10	10	10

Activity 9-A: Affordable Housing (Owner Occupied Rehabilitation)

Activity Description:

The PLHA funds will be used to implement an owner occupied home rehabilitation program, focused on projects that the City does not currently fund through other programs, such as Mobile Home Repair, for individuals below 60% AMI.

Description of Major Steps/Actions and Proposed Schedule for Implementation of the Activity:

The City will issue NOFAs for subrecipients providing Owner-Occupied Mobile Home Rehabilitation. Projects that meet the requirements set forth in this plan will be considered for PLHA assistance.

Percentage of Funds Allocated for Affordable Owner-Occupied Workforce Housing: 100%

Funding Allocation Year:	2020	2021	2022	2023	2024
Type of Affordable Housing Activity	Owner Occupied Rehab	Owner Occupied Rehab	Owner Occupied Rehab	Owner Occupied Rehab	Owner Occupied Rehab
Percentage of Annual Funds Allocated for the Proposed Affordable Housing Activity	9.5%	9.5%	9.5%	9.5%	9.5%
Area Median Income Level Served	60%	60%	60%	60%	60%
Projected Number of Households Served	4	4	4	4	4
Unmet Share of RHNA at the AMI Level	297	293			
Period of Affordability for the Proposed Affordable Housing Activity	NA	NA	NA	NA	NA

Activity 9: Homeownership Opportunities

Activity Description:

The PLHA funds will be used to provide down payment assistance to first-time homebuyers.

Description of Major Steps/Actions and Proposed Schedule for Implementation of the Activity:

The City will issue NOFAs for providers of down payment assistance. Projects that meet the requirements set forth in this plan will be considered for PLHA assistance.

Percentage of Funds Allocated for Affordable Owner-Occupied Workforce Housing: 0%

Funding Allocation Year:	2020	2021	2022	2023	2024
Type of Homeownership Activity	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance
Percentage of Funds Allocated for the Proposed Homeownership Activity	28.5%	28.5%	28.5%	28.5%	28.5%
Area Median Income Level Served	80%	80%	80%	80%	80%
Projected Number of Households Served	21	21	21	21	21
Unmet Share of RHNA at the AMI Level	21	21			
Period of Affordability for the Proposed Homeownership Activity	30	30	30	30	30

Appendix A: Public Comments and City Responses

Public Review Period Written Comments Received – July 3, 2020 – July 15, 2020

The City received 2 Public Comments between July 3, 2020 and July 15, 2020.

1. **Elisabeth Robledo:** Email expressing support for investment in the community with regard to the issue of homeownership and incentives.

[City Response: The public comment has been considered and accepted.]

2. **Christine Barker:** Provided a verbal comment by voice mail, identifying herself as a resident of the City of Fresno, and requested that more funds be allocated to multi-family housing and owner-occupied mobile home rehabilitation, and fewer funds be allocated to single family home development and down payment assistance, and also expressed concern that not enough households will be served by the \$3.5 million.

[City Response: The Permanent Local Housing Allocation requires that jurisdictions utilize a portion of PLHA funds for the development of Affordable Owner-Occupied Workforce Housing (AOWH). The City meets this requirement through Activity 2: Affordable Housing (Single-Family). The City previously offered a homebuyer assistance program utilizing State CalHome funding, which expired in April 2017. However, subsequent CalHome funding was granted specifically for Disaster Assistance to wildfire-affected areas. This activity is aligned with the Housing Element Program “Home Buyer Assistance.” The PLHA offers a new permanent source of funding which will allow the City to once again offer home buyer assistance programs. Upon re-evaluation of the methods for subsidizing the development of affordable single-family housing, the City has increased the goal for single family homes developed through PLHA funds from 4 to 8 per year. The public comment has been considered and accepted.]

Public Hearing Comments Received – August 20, 2020

The City received 3 Public Comments during its August 20, 2020 public hearing.

3. **Michaela Bennett:** Emailed a comment to the District 3 office which was attached for consideration during the Public Hearing, requested the development of a homeless outreach team, tiny house community for homeless veterans, suggested several sites for the development of homeless and low-income housing, and emphasized the need for a medical approach to homelessness to include all zip codes.

[City Response: The City recognizes the need for substantial funding for

homeless and homelessness prevention initiatives, and is developing initiatives through other funding means for fiscal year 2021. Funding for homeless initiatives that has been programmed or will be programmed this year includes:

- \$712,487 - 2020 Emergency Solutions Grant (ESG) for emergency shelter, homelessness prevention, and rapid rehousing
- \$617,040 – 2020 Housing Opportunities for Persons with AIDS (HOPWA) for housing assistance and housing-related services for persons living with HIV/AIDS
- \$711,789 – 2020 HOME Investment Partnerships for tenant-based rental and security deposit assistance for persons that are homeless or at risk of homelessness
- \$92,574 – Housing Opportunities for Persons with Aids – Coronavirus (HOPWA-CV) for housing assistance and housing related services for persons living with HIV/AIDS to prevent, prepare for, or respond to the Coronavirus
- \$2,103,510 – Emergency Solutions Grant – Coronavirus (ESG-CV1) for the City of Fresno/County of Fresno Joint COVID-19 Homelessness Response Plan
- \$3,105,244 – Homeless Emergency Aid Program (HEAP) provided to 10 community providers for homelessness services and programs after a citizen engagement process
- \$1,012,869 – State COVID-19 funds for homelessness programming in partnership with the County of Fresno
- \$8,845,443 – Emergency Solutions Grant (ESG-CV2) for homeless and homelessness prevention to prepare, prevent, or respond to the Coronavirus
- \$6,158,246 – Homeless Housing, Assistance, and Prevention (HHAP) to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges.
- \$4,500,000 – CARES Act funds set aside for Homeless initiatives

In light of the many sources of funding available for homelessness initiatives, the City recommends the PLHA funds be used to primarily address issues of quality affordable housing and the encouragement of homeownership opportunities to build wealth. This funding will allow the City to address these critical contributing factors to homelessness with a permanent source of entitlement funding. The City is grateful to Ms. Bennett for collecting input directly from homeless individuals and presenting the affordable housing site suggestions which will be considered when assessing prospective applications for the development of affordable housing with PLHA funds. The public comment has been considered and accepted.]

4. **Brandi Nuse-Villega:** At the Public Hearing on August 20, 2020, Brandi Nuse-Villega expressed support for the PLHA 5-Year Plan for its focus on addressing affordable housing and homelessness solutions.

[City Response: The public comment has been considered and accepted.]

5. **Sheng Xiong:** At the Public Hearing on August 20, 2020, Sheng Xiong asked that the City require that the scope of work for those hired to implement PLHA programs include a means for members of the community to have a say in the development of the projects in order that those with the greatest need are made aware of the programs availability; stressed the importance of energy efficiency improvements and issues with homeowners being unable to repair roofs to update them for solar panels; and asked for the creation of an affordable housing trust fund.

[City Response: The City will encourage sub-award applicants to include public participation in the development of their programs and will include public participation in the scoring criteria for applications. The City requested applications for funding for rehabilitation programs including those that address energy efficiency in its 2020-2021 Consolidated NOFA for HUD entitlement funding. The City Council is expected to select the subrecipient applications for funding at the August 27, 2020 meeting of the City Council. Among the applications being considered are programs for roof and energy efficiency improvements. PLHA funds will be used to address unmet rehabilitation needs primarily for residents in housing that does not qualify for one of these current programs, such as mobile homes. The City agrees with the benefit that an affordable housing trust fund would provide, which would include the ability for the City to qualify for additional funding to develop affordable housing. To this end, the City has prepared a Local Early Action Planning (LEAP) grant application that includes funding for the development of a housing trust fund. Once a housing trust fund is established, the City will recommend an amendment to its PLHA plan to include funding of a housing trust fund if doing so will allow it to develop more affordable units. The public comment has been considered and accepted.]

Exhibit 1: Email – Elisabeth Robledo

Edward Chinevere

From: Elisabeth Robledo [REDACTED]
Sent: Friday, July 03, 2020 1:07 PM
To: HCDD
Subject: Re: Document Available for Public Review: Permanent Local Housing Allocation 5-Year Plan

External Email: Use caution with links and attachments

Thank you for your continued investment in our community with regard to the issue of homeownership and incentives.

On Fri, Jul 3, 2020 at 12:38 PM HCDD <HCDD@fresno.gov> wrote:

Dear Fresno Resident,

You are receiving this email because you have previously expressed interest in receiving updates related to the City of Fresno's (City) Housing and Community Development efforts. If you no longer wish to receive e-mails like this, please simply reply with the word **STOP** to be removed from future messages.

The City's Housing and Community Development Division has published the following document for public comment:

- Permanent Local Housing Allocation 5-Year Plan https://appdev.fresno.gov/kiosk_clerk/admin/upload/1593801283_cityclerk.pdf

The Permanent Local Housing Allocation (PLHA) 5-Year Plan is available for a public review and comment beginning July 3, 2020 and ending on July 15, 2020.

Written comments are encouraged and may be submitted to the City of Fresno, Housing and Community Development Division, [2600 Fresno Street, Room 3065, Fresno, California 93721](https://www.fresno.gov/2600-Fresno-Street-Room-3065-Fresno-California-93721), or via email to HCDD@fresno.gov. Please also consider sharing the information attached to this message with your networks, and those who may be interested in providing public comments.

[AVISO PÚBLICO: PERÍODO DE REVISIÓN PÚBLICA Y AUDIENCIA PÚBLICA PARA EL PLAN DE ASIGNACIÓN DE VIVIENDA LOCAL PERMANENTE DE 5 AÑOS](#)

Housing and Community Development Division
City of Fresno Planning and Development Department
[2600 Fresno Street • Fresno CA 93721](https://www.fresno.gov/2600-Fresno-Street-Fresno-CA-93721)

Exhibit 2: Email – Michaela Bennett (Page 1 of 3)

From: Michaela Bennett |
Sent: Monday, August 17, 2020 12:07 PM
To: District3
Subject: Contact District 3 Form submitted on City Council

External Email: Use caution with links and attachments

First Name Michaela

Last Name Bennett

Address

Email

Phone Number

Subject Public Comment - 5yr plan (housing)

Message Dear Councilmember/Council President Aria's:

Would you kindly send my public comment to all of the other Fresno City Council members about the 5-yr housing plan. The meeting is this week.

I've had wifi problems and email problems.

Thank you for your assistance.

Regards,

Ms. Michaela Bennett
Fresno, CA

My Public Comment

----- Forwarded Message -----

Exhibit 2: Email – Michaela Bennett (Page 2 of 3)

From: Michaela Bennett
To: Mariah Thompson ; Cherie.Vick@fresno.gov ; Sophia.Pagoulatos@fresno.gov ;
Drew.Wilson@fresno.gov ; Jennifer.Clark@fresno.gov
Sent: Monday, August 17, 2020, 10:18:23 AM PDT
Subject: Re: Public Comment -General Plan Implementation Review Committee Agenda

All:

My name is Michaela Bennett and I'm a 58 year old unemployed paralegal in Fresno, CA. A native to the Bay Area who moved here 3 yrs ago for the cheaper cost of housing and a Social Work degree at Fresno State.

My plans were derailed by major illness and hospitalization. I couldn't work, spent thru my savings, and applied for Social Security disability, a three year process so far.

I became homeless, despite having no substance use or criminal history. I've been through Fresno's homeless services, which were unhelpful, didn't use a medical model, didn't have trained staff, were dangerous, and rendered many people homeless again, including me.

As someone who had worked for top Bay Area law firms and earned A's in college, I have alot to say about Fresno's housing plan and what I've learned.

1. We must develop a homeless outreach team like Austin, TX and go throughout Fresno to meet, greet, befriend, help, and build trust with the homeless. Many need advocates. They want off the streets, but in a truly safe environment.

2. Our homeless veterans that I've spoken to also want off the streets. I've told that about Kansas City, MO's tiny house community, with case management, for homeless vets. Fresno vets love the idea and would like to live in that community, in a heartbeat they've said.

I think that Fresno State's Lyle's College of Engineering could be tapped to design such a community and tiny homes.

I think we can stabilize this part of our vet population, who can't get into impacted VA housing with waiting lists and can't afford apartments on disability.

3. The homeless population would like to see housing developed in the neighborhoods that they were born and raised in, not just south Fresno.

3a. They have suggested that the vacant Walmart on West Shaw Ave be converted into apartments.

3b. They have suggested that the vacant OSH store at the corner of Barstow and Blackstone be

Exhibit 2: Email – Michaela Bennett (Page 3 of 3)



Appendix B: Public Notices and Outreach

The following methods were used to communicate the 15-day public comment period and public hearing:

- Public Notice in the Fresno Bee
- Spanish-Language Public Notice in Vida en el Valle
- Public Notice posted to the website of the City Clerk
- Posting on City Facebook and Twitter pages
- Notice read on-air in Hmong on radio station KBIF
- Emails distributed to list of community stakeholders maintained by the Housing and Community Development division (500+ emails)

Public Notice – Fresno Bee

The Fresno Bee
fresnobee.com

Central Valley
The Valley's Lifestyle Magazine
SIERRA STAR
Serving Central Valley Since 1957

Vida
en el valle

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
560367	0004682926	#4682926 PUBLIC NOTICE PUBLIC REVIEW P	USING ALLOCATIN 5 YEAR PL	\$889.20	2	5.53 In

Attention: Edward Chivevere

CITY OF FRESNO
HOUSING DIVISION
2600 FRESNO ST, ROOM #3065
FRESNO, CA 937213604

PUBLIC NOTICE

#4682926

PUBLIC NOTICE

PUBLIC REVIEW PERIOD AND PUBLIC HEARING FOR PERMANENT LOCAL
HOUSING ALLOCATION 5-YEAR PLAN

The City of Fresno is the recipient of State of California entitlement funding through the Permanent Local Housing Allocation (PLHA), created by California Senate Bill 2. The PLHA provides funding to local governments to administer eligible housing activities to benefit low- and moderate-income persons consistent with the local adopted Housing Element. The State requires the City to prepare a five-year Plan describing how the program funds will be allocated over the Plan timeframe to eligible activity types. The Plan outlines the median income of beneficiaries, the projected number of beneficiaries, and the period of affordability for the activity if applicable. The City's first-year allocation is \$3,407,603.

The Plan is available for a 10-day public review beginning July 3, 2020 and ending on July 15, 2020. The plan can be viewed at www.fresno.gov/housing/ under "Plans and Reports." Comments are encouraged and may be submitted in writing to the City of Fresno, Housing and Community Development Division, 2600 Fresno Street, Room 3065, Fresno, California 93721; by emailing HCDD@fresno.gov; by calling 559-621-8300; by TTY at 559-621-8721; or by fax to 559-657-1579.

Upon release of the document for public review, a pre-recorded webinar outlining the contents of the Plan will be posted to the City's Housing and Community Development Division website at www.fresno.gov/housing/ under the tab labeled "Plans and Reports."

A Public Hearing regarding the meeting will be held at a July 15, 2020 virtual meeting of the Housing and Community Development Commission at 5:00 P.M. To participate in the meeting using an internet-enabled device, navigate to <https://zoom.us/j/9346290526>. To participate by phone, call 1-669-900-9128 and enter access code 934 6290 5526. Spanish and Hmong interpretation will be provided. If you need additional accommodations, please contact the Housing and Community Development Division at (559) 621-8300 or HCDD@fresno.gov at least three business days prior to the meeting.

City Council will consider adoption of the plan at the July 16, 2020 City Council meeting. For participation instructions, visit fresno.legistar.com/Calendar.aspx and select the agenda for the meeting date. If you need additional accommodations, please contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov at least three business days prior to the meeting.

Si necesita información en español sobre este aviso, llame al 559-621-8300 o por correo electrónico a HCDD@fresno.gov.

Yog saw pouh nboiv taog hah ntwaw ceab loom no, hu nav 559-621-8300 lassia email rau HCDD@fresno.gov.

COUNTY OF DALLAS
STATE OF TEXAS

The undersigned states:

McClatchy Newspapers in and on all dates herein stated was a corporation, and the owner and publisher of The Fresno Bee.

The Fresno Bee is a daily newspaper of general circulation now published, and on all-the-dates herein stated was published in the City of Fresno, County of Fresno, and has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of November 28, 1994, Action No. 520058-9.

The undersigned is and on all dates herein mentioned was a citizen of the United States, over the age of twenty-one years, and is the principal clerk of the printer and publisher of said newspaper; and that the notice, a copy of which is hereto annexed, marked Exhibit A, hereby made a part hereof, was published in The Fresno Bee in each issue thereof (in type not smaller than nonpareil), on the following dates.

June 26, 2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated August 24, 2020



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Public Notice – Vida en el Valle

AVISO PÚBLICO
PERÍODO DE REVISIÓN PÚBLICA Y AUDIENCIA PÚBLICA PARA EL PLAN DE
ASIGNACIÓN DE VIVIENDA LOCAL PERMANENTE DE 5 AÑOS

La Ciudad de Fresno es la receptora de los fondos de derecho del Estado de California a través de la Asignación de Vivienda Local Permanente (PLHA), creada por el Proyecto de Ley del Senado de California 2. La PLHA proporciona fondos a los gobiernos locales para administrar actividades de vivienda elegibles para beneficiar a los ingresos bajos y moderados personas consistentes con el Elemento de Vivienda adoptado localmente. El Estado requiere que la Ciudad prepare un Plan de cinco años que describa cómo se asignarán los fondos del programa durante el plazo del Plan a los tipos de actividades elegibles. El Plan describe el ingreso medio de los beneficiarios, el número proyectado de beneficiarios y el período de asequibilidad para la actividad, si corresponde. La asignación del primer año de la Ciudad es de \$ 3,407,603.

El Plan está disponible para una revisión pública de 10 días a partir del 3 de julio de 2020 y finaliza el 15 de julio de 2020. El Plan se puede ver en www.fresno.gov/housing/ en "Plans and Reports". Se alientan los comentarios y se pueden enviar por escrito a la Ciudad de Fresno, División de Vivienda y Desarrollo Comunitario, 2600 Fresno Street, Sala 3065, Fresno, California 93721; enviando un correo electrónico a HCDD@fresno.gov; llamando al 559-621-8300; por TTY al 559-621-8721; o por fax al 559-457-1579.

Una vez que se publique el documento para revisión pública, se publicará un seminario web pregrabado que describe los contenidos del Plan en el sitio web de la División de Vivienda y Desarrollo Comunitario de la Ciudad en www.fresno.gov/housing en la pestaña denominada "Plans and Reports".

Una audiencia pública sobre la reunión se llevará a cabo en una reunión virtual del 15 de julio de 2020 de la Comisión de Vivienda y Desarrollo Comunitario a las 5:00 p.m. Para participar en la reunión con un dispositivo con acceso a Internet, vaya a <https://zoom.us/j/93462905526>. Para participar por teléfono, llame al 1-669-900-9128 e ingrese el código de acceso 934 6290 5526. Se proporcionará interpretación en español y hmong. Si necesita adaptaciones adicionales, comuníquese con la División de Vivienda y Desarrollo Comunitario al (559) 621-8300 o hcd@fresno.gov al menos tres días hábiles antes de la reunión.

El Concejo Municipal considerará la adopción del Plan en la reunión del Concejo Municipal del 16 de julio de 2020. Para obtener instrucciones de participación, visite fresno.legistar.com/Calendar.aspx y seleccione la agenda para la fecha de la reunión. Si necesita adaptaciones adicionales, comuníquese con la oficina del Secretario Municipal al (559) 621-7650 o clerk@fresno.gov al menos tres días hábiles antes de la reunión.

0004683194-01

Public Notice of Rescheduled Hearing – Fresno Bee

The Fresno Bee
fresnobee.com

Central Valley
The Valley's Lifestyle Magazine
SIERRA STAR
Serving Eastern Fresno Since 1957

Vida
en el valle

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
560367	0004702486	#4702486 PUBLIC NOTICE RESCHEDULED PL	Public Hearing Allocation	\$609.00	2	3.58 In

Attention: Edward C

CITY OF FRESNO
HOUSING DIVISION
2600 FRESNO ST, ROOM #3065
FRESNO, CA 937213604

PUBLIC NOTICE

#4702486

PUBLIC NOTICE
RESCHEDULED PUBLIC HEARING FOR PERMANENT LOCAL HOUSING
ALLOCATION 5-YEAR PLAN

The City of Fresno is the recipient of State of California entitlement funding through the Permanent Local Housing Allocation (PLHA), created by California Senate Bill 2. The PLHA provides funding to local governments to administer eligible housing activities to benefit low- and moderate-income persons consistent with the local adopted Housing Element. The State requires the City to prepare a five-year Plan describing how the program funds will be allocated to eligible activities over the Plan timeframe. The Plan outlines the median income of beneficiaries, the projected number of beneficiaries, and the period of affordability for the activity if applicable. The City's first-year allocation is \$3,407,603. A copy of the draft five-year Plan can be found at www.fresno.gov/housing under "Plans and Reports."

A Public Hearing regarding the five-year Plan will be held at the August 20, 2020 City Council meeting at 10:20 A.M., after which the City Council will consider adoption of the plan. For participation instructions, visit fresno.legistar.com/Calendar.aspx and select the agenda for the meeting date. If you need additional accommodations, please contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov at least three business days prior to the meeting.

Si necesita información en español sobre este aviso, llame al 559-621-8300 o por correo electrónico a HCDD@fresno.gov.

Yog xav paub ntáv teag tsab ntawv ceeb toom no, hu rau 559-621-8300 losis email rau HCDD@fresno.gov.

COUNTY OF DALLAS
STATE OF TEXAS

The undersigned states:

McClatchy Newspapers in and on all dates herein stated was a corporation, and the owner and publisher of The Fresno Bee.

The Fresno Bee is a daily newspaper of general circulation now published, and on all-the-dates herein stated was published in the City of Fresno, County of Fresno, and has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of November 28, 1994, Action No. 520058-9.

The undersigned is and on all dates herein mentioned was a citizen of the United States, over the age of twenty-one years, and is the principal clerk of the printer and publisher of said newspaper; and that the notice, a copy of which is hereto annexed, marked Exhibit A, hereby made a part hereof, was published in The Fresno Bee in each issue thereof (in type not smaller than nonpareil), on the following dates.

July 19, 2020



I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated August 24, 2020

Stefani Scott Beard

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Public Notice of Rescheduled Hearing – Vida en el Valle

AVISO PÚBLICO

AUDIENCIA PÚBLICA REPROGRAMADA PARA EL PLAN DE 5 AÑOS PARA LA ASIGNACIÓN PERMANENTE DE VIVIENDA LOCAL

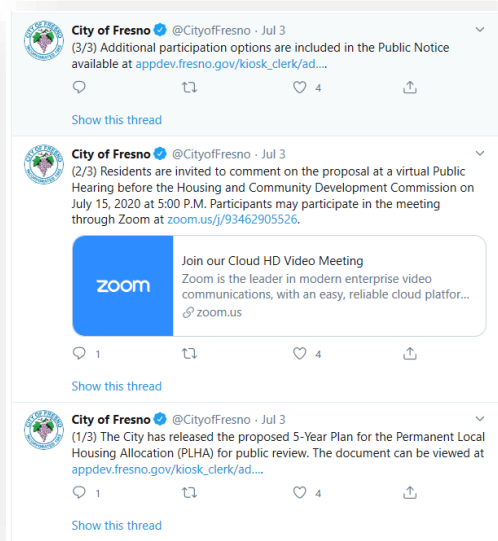
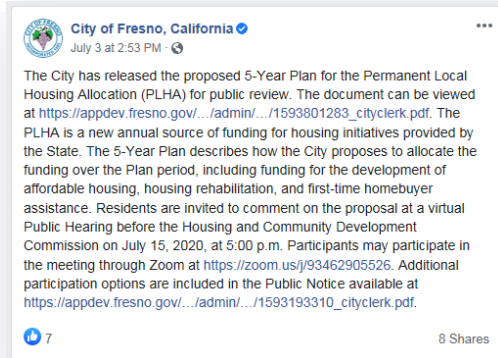
La Ciudad de Fresno es recipiente de fondos del Estado de California a través de la Asignación de Vivienda Local Permanente (PLHA, por sus siglas en inglés), creada por el Proyecto de Ley 2 del Senado de California. La PLHA proporciona fondos a los gobiernos locales para administrar actividades de vivienda elegibles para el beneficio a las personas de ingresos bajos y moderados consistente con el Elemento de Vivienda adoptado localmente. El Estado requiere que la Ciudad prepare un Plan de cinco años que describa cómo se asignarán los fondos del programa durante el plazo del Plan a los tipos de actividades elegibles. El plan describe el ingreso medio de los beneficiarios, el número proyectado de beneficiarios y el período de asequibilidad para la actividad, si corresponde. La asignación del primer año de la Ciudad es de \$ 3,407,603. El plan se puede ver en www.fresno.gov/housing/ bajo 'Plans and Reports'.

Una audiencia pública sobre la reunión se llevará a cabo en la reunión del Consejo de la Ciudad el 20 de agosto de 2020 a partir de aproximadamente las 10:20 a.m., después el Consejo de la Ciudad considerará la adopción del plan. Para obtener instrucciones de participación, visite fresno.legistar.com/Calendar.aspx y seleccione la agenda para la fecha de la reunión. Si necesita adaptaciones adicionales, comuníquese con la oficina del Secretario Municipal al (559) 621-7650 o clerk@fresno.gov al menos tres días hábiles antes de la reunión.

Ad# 4703460-01

Draft Permanent Local Housing Allocation 5-Year Plan

Social Media – Facebook & Twitter



Draft Permanent Local Housing Allocation 5-Year Plan

Email

From: HCDD
Sent: Friday, June 26, 2020 8:40 AM
Subject: Public Notice: Public Review Period and Public Hearing for Permanent Local Housing Allocation 5-Year Plan
Attachments: 2020-06-26 Public Notice - PLHA.pdf

Dear Fresno Resident,

You are receiving this email because you have previously expressed interest in receiving updates related to the City of Fresno's (City) Housing and Community Development efforts. If you no longer wish to receive e-mails like this, please simply reply with the word STOP to be removed from future messages.

PUBLIC NOTICE PUBLIC REVIEW PERIOD AND PUBLIC HEARING FOR PERMANENT LOCAL HOUSING ALLOCATION 5-YEAR PLAN

The City of Fresno is the recipient of State of California entitlement funding through the Permanent Local Housing Allocation (PLHA), created by California Senate Bill 2. The PLHA provides funding to local governments to administer eligible housing activities to benefit low- and moderate-income persons consistent with the local adopted Housing Element. The State requires the City to prepare a five-year Plan describing how the program funds will be allocated over the Plan timeframe to eligible activity types. The Plan outlines the median income of beneficiaries, the projected number of beneficiaries, and the period of affordability for the activity if applicable. The City's first-year allocation is \$3,407,603.

The Plan is available for a 10-day public review beginning July 3, 2020 and ending on July 15, 2020. The plan can be viewed at www.fresno.gov/housing/ under 'Plans and Reports.' Comments are encouraged and may be submitted in writing to the City of Fresno, Housing and Community Development Division, 2600 Fresno Street, Room 3065, Fresno, California 93721; by emailing HCDD@fresno.gov; by calling 559-621-8300; by TTY at 559-621-8721; or by fax to 559-457-1579.

Upon release of the document for public review, a pre-recorded webinar outlining the contents of the Plan will be posted to the City's Housing and Community Development Division website at www.fresno.gov/housing under the tab labeled 'Plans and Reports.'

A Public Hearing regarding the meeting will be held at a July 15, 2020 virtual meeting of the Housing and Community Development Commission at 5:00 P.M. To participate in the meeting using an internet-enabled device, navigate to <https://zoom.us/j/93462905526>. To participate by phone, call 1-669-900-9128 and enter access code 934 6290 5526. Spanish and Hmong interpretation will be provided. If you need additional accommodations, please contact the Housing and Community Development Division at (559) 621-8300 or hcdd@fresno.gov at least three business days prior to the meeting.

City Council will consider adoption of the plan at the July 16, 2020 City Council meeting. For participation instructions, visit fresno.legistar.com/Calendar.aspx and select the agenda for the meeting date. If you need additional accommodations, please contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov at least three business days prior to the meeting.

Si necesita información en español sobre este aviso, llame al 559-621-8300 o por correo electrónico a HCDD@fresno.gov.

Yog xav paub ntiv txog tsab ntawv ceeb toom no, hu rau 559-621-8300 lossis email rau HCDD@fresno.gov.

Email (Continued)

**AVISO PÚBLICO
PERÍODO DE REVISIÓN PÚBLICA Y AUDIENCIA PÚBLICA PARA EL PLAN DE ASIGNACIÓN
DE VIVIENDA LOCAL PERMANENTE DE 5 AÑOS**

La Ciudad de Fresno es la receptora de los fondos de derecho del Estado de California a través de la Asignación de Vivienda Local Permanente (PLHA), creada por el Proyecto de Ley del Senado de California 2. La PLHA proporciona fondos a los gobiernos locales para administrar actividades de vivienda elegibles para beneficiar a los ingresos bajos y moderados personas consistentes con el Elemento de Vivienda adoptado localmente. El Estado requiere que la Ciudad prepare un Plan de cinco años que describa cómo se asignarán los fondos del programa durante el plazo del Plan a los tipos de actividades elegibles. El Plan describe el ingreso medio de los beneficiarios, el número proyectado de beneficiarios y el período de asequibilidad para la actividad, si corresponde. La asignación del primer año de la Ciudad es de \$ 3,407,603.

El Plan está disponible para una revisión pública de 10 días a partir del 3 de julio de 2020 y finaliza el 15 de julio de 2020. El Plan se puede ver en www.fresno.gov/housing/ en 'Plans and Reports'. Se alientan los comentarios y se pueden enviar por escrito a la Ciudad de Fresno, División de Vivienda y Desarrollo Comunitario, 2600 Fresno Street, Sala 3065, Fresno, California 93721; enviando un correo electrónico a HCDD@fresno.gov; llamando al 559-621-8300; por TTY al 559-621-8721; o por fax al 559-457-1579.

Una vez que se publique el documento para revisión pública, se publicará un seminario web pregrabado que describe los contenidos del Plan en el sitio web de la División de Vivienda y Desarrollo Comunitario de la Ciudad en www.fresno.gov/housing en la pestaña denominada "Plans and Reports".

Una audiencia pública sobre la reunión se llevará a cabo en una reunión virtual del 15 de julio de 2020 de la Comisión de Vivienda y Desarrollo Comunitario a las 5:00 p.m. Para participar en la reunión con un dispositivo con acceso a Internet, vaya a <https://zoom.us/j/93462905526>. Para participar por teléfono, llame al 1-669-900-9128 e ingrese el código de acceso 934 6290 5526. Se proporcionará interpretación en español y hmong. Si necesita adaptaciones adicionales, comuníquese con la División de Vivienda y Desarrollo Comunitario al (559) 621-8300 o hcdd@fresno.gov al menos tres días hábiles antes de la reunión.

El Concejo Municipal considerará la adopción del Plan en la reunión del Concejo Municipal del 16 de julio de 2020. Para obtener instrucciones de participación, visite fresno.legistar.com/Calendar.aspx y seleccione la agenda para la fecha de la reunión. Si necesita adaptaciones adicionales, comuníquese con la oficina del Secretario Municipal al (559) 621-7650 o clerk@fresno.gov al menos tres días hábiles antes de la reunión.

Housing and Community Development Division
City of Fresno Planning and Development Department
2600 Fresno Street • CHN 3065 • Fresno CA 93721
HCDD@fresno.gov • 559-621-8300



Email – Rescheduled Public Hearing

From: HCDD
Sent: Monday, July 20, 2020 8:56 AM
Subject: City of Fresno Public Notice: Rescheduled Public Hearing for Permanent Local Housing Allocation 5-Year Plan
Attachments: 2020-07-20 Public Notice - PLHA.pdf

Dear Fresno Resident,

You are receiving this email because you have previously expressed interest in receiving updates related to the City of Fresno's (City) Housing and Community Development efforts. If you no longer wish to receive e-mails like this, please simply reply with the word STOP to be removed from future messages.

PUBLIC NOTICE
RESCHEDULED PUBLIC HEARING FOR PERMANENT LOCAL HOUSING ALLOCATION 5-YEAR PLAN

The City of Fresno is the recipient of State of California entitlement funding through the Permanent Local Housing Allocation (PLHA), created by California Senate Bill 2. The PLHA provides funding to local governments to administer eligible housing activities to benefit low- and moderate-income persons consistent with the local adopted Housing Element. The State requires the City to prepare a five-year Plan describing how the program funds will be allocated to eligible activities over the Plan timeframe. The Plan outlines the median income of beneficiaries, the projected number of beneficiaries, and the period of affordability for the activity if applicable. The City's first-year allocation is \$3,407,603. A copy of the draft five-year Plan can be found at www.fresno.gov/housing under 'Plans and Reports.'

A Public Hearing regarding the five-year Plan will be held at the August 20, 2020 City Council meeting at 10:20 A.M., after which the City Council will consider adoption of the plan. For participation instructions, visit fresno.legistar.com/Calendar.aspx and select the agenda for the meeting date. If you need additional accommodations, please contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov at least three business days prior to the meeting.

Si necesita información en español sobre este aviso, llame al 559-621-8300 o por correo electrónico a HCDD@fresno.gov.

Yog xav paub ntxiv txog tsab ntawv ceeb toom no, hu rau 559-621-8300 lossis email rau HCDD@fresno.gov.



Email – Rescheduled Public Hearing (Continued)

AVISO PÚBLICO
AUDIENCIA PÚBLICA REPROGRAMADA PARA EL PLAN DE 5 AÑOS PARA LA ASIGNACIÓN PERMANENTE DE VIVIENDA LOCAL

La Ciudad de Fresno es recipiente de fondos del Estado de California a través de la Asignación de Vivienda Local Permanente (PLHA, por sus siglas en inglés), creada por el Proyecto de Ley 2 del Senado de California. La PLHA proporciona fondos a los gobiernos locales para administrar actividades de vivienda elegibles para el beneficio a las personas de ingresos bajos y moderados consistente con el Elemento de Vivienda adoptado localmente. El Estado requiere que la Ciudad prepare un Plan de cinco años que describa cómo se asignarán los fondos del programa durante el plazo del Plan a los tipos de actividades elegibles. El plan describe el ingreso medio de los beneficiarios, el número proyectado de beneficiarios y el período de asequibilidad para la actividad, si corresponde. La asignación del primer año de la Ciudad es de \$ 3,407,603. El plan se puede ver en www.fresno.gov/housing/ bajo 'Plans and Reports'.

Una audiencia pública sobre la reunión se llevará a cabo en la reunión del Consejo de la Ciudad el 20 de agosto de 2020 a partir de aproximadamente las 10:20 a.m., después el Consejo de la Ciudad considerará la adopción del plan. Para obtener instrucciones de participación, visite fresno.legistar.com/Calendar.aspx y seleccione la agenda para la fecha de la reunión. Si necesita adaptaciones adicionales, comuníquese con la oficina del Secretario Municipal al (559) 621-7650 o clerk@fresno.gov al menos tres días hábiles antes de la reunión.

Housing and Community Development Division
City of Fresno Planning and Development Department
2600 Fresno Street • CHN 3065 • Fresno CA 93721
HCDD@fresno.gov • 559-621-8300

Appendix C: PLHA Application & 5-Year Plan

The City submitted a PLHA application and 5-year plan to the California Department of Housing and Community Development (California HCD) on July 23, 2020 in accordance with the instruction from California HCD to submit the plan by July 27, 2020. At the time of submission, the resolution and evidence of public comment was not included, as the public hearing had not yet been conducted. On August 20, 2020, the City conducted its required public hearing, after which the City Council adopted a resolution to both adopt the 5-year plan and authorize the submission of the application. The resolution and evidence of public comment were submitted to California HCD on August 26, 2020.

Permanent Local Housing Allocation (PLHA) Formula Allocation

2020 Application



**State of California
Governor, Gavin Newsom**

**Lourdes Castro Ramírez, 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

Instructions

Rev. 5/20/20

When opening this file, a yellow banner at the top may appear with a button that says "Enable Content". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros do not work with Microsoft's Excel version for Apple Mac.

HCD will only accept applications through a postal carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery to HCD's office. A complete original application and an electronic copy on a USB flash drive with all applicable information must be received by HCD via postal carrier no later than 5:00 p.m. on:

Monday, July 27, 2020

Applications must be on the Department's forms and cannot be altered or modified by the Applicant. Excel forms must be in Excel format and unprotected, not a .pdf document. For application errors please fill out the Application Support worksheet and email the entire workbook to Application Support for application errors at AppSupport@hcd.ca.gov.

General Instructions (Additional instructions and guidance are given throughout the Supplemental Application in "red" text and in cell comments.

Guideline references are made with "\$" and the corresponding guideline section number.

"Yellow" cells are for Sponsor input. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score.

Required attachments are indicated in "orange" throughout the Supplemental Application. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Supplemental Application. For Example: "App1 Payee Data" for Sponsor 1 Payee Data Record/STD. 204.

Threshold items are indicated in "blue" cells.

"Red" shaded cells indicate the Sponsor has failed to meet a requirement of the program. Point cells in the Scoring worksheet shaded in "red" indicate that the Sponsor has failed to meet the minimum points required.

Sponsor must complete the following worksheets in the PLHA Formula Allocation Application.

Formula Allocation Application

302(c)(4) Plan

Legislative Contacts

Checklist

Binder Tab #	Threshold Requirement	Electronic File Name	Document Description	Included?
1	X	App1 Resolution	PLHA webpage for Resolution Document	Not Included
2	X	App1 Signature Block	Signature Block - upload in Microsoft Word Document	Included
3	X	App1 TIN	Taxpayer Identification Number Document	Included
4	X	Applicant Agreement	Legally binding agreement between Delegating and Administering Local Governments	Not Included
5		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.	Not Included

Disclosure of Application (California Public Records Act Statutes of 1968 Chapter 1473): Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act Statutes of 1968 Chapter 1473. As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank accounts, personal phone numbers and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request."

Local Government Formula Allocation										Rev. 5/20/20	
Eligible Applicant Type:		Entitlement									
Local Government Recipient of PLHA Formula Allocation:		Fresno									
Approximate PLHA Formula Allocation Amount:		\$3,407,603				Allowable Local Admin (5%):		\$170,380			
<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) and (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:		City of Fresno									
Address:		2600 Fresno St.									
City:		Fresno		State:		CA		Zip:		93721	
								County:		Fresno	
§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?										N/A	
§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?		No
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 checked="" 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 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 checked="" 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.										No	
§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.										Yes	
§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										No	
§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.											
Wilma Quan				City Manager						7/23/20	
Authorized Representative Printed Name				Title		Signature				Date	
Entity name:		City of Fresno				Phone Number:		559-621-7768			
Entity Address		2600 Fresno St.		City		Fresno		State		CA	
								Zip		93721	

§302(c)(4) Plan

Rev. 5/20/20

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

The City plans to use the funds for the following activities: 1) development of affordable rental housing for very low-income individuals; and 2) development of single-family homes for low-income individuals; and 3) owner occupied rehabilitation program for low-income individuals; and 4) down payment assistance program for low- and moderate-income individuals.

§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).

70% of PLHA funding will be used to benefit individuals at or below 60 percent of Area Median Income, including the development of affordable rental housing and single-family housing, and an owner-occupied rehabilitation programming.

§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 a program for home-buyer assistance, housing rehabilitation, and strengthening partnerships with affordable housing developers. The City plans to use 100% of its PLHA funds for activities that address these three programs.

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-, low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The PLHA funds will be used to provide assistance in the form of low-interest, deferred loans to project sponsors for the development of Affordable Multifamily Rental Housing, focusing on areas of opportunity. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust, and Regulatory Agreements restricting occupancy and rents.

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).

Funding Allocation Year	2019	2020	2021	2022	2023										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	30%	30%	30%	30%	30%										
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	503	492													995
§302(c)(4)(E)(ii) Projected Number of Households Served	11	11	11	11	11										55

§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. The City issues Notice of Funding Availability (NOFAs) for Affordable Housing Development and Substantial Rehabilitation. Projects that meet the requirements set forth in this plan will be considered for PLHA assistance.																
§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.																
§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.											Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing				100%	
The PLHA funds will be used to develop affordable single family homes, focusing development in areas of opportunity.																
Complete the table below for each proposed Affordable Rental and Ownership 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).																
Funding Allocation Year	2019	2020	2021	2022	2023											
Type of Affordable Housing Activity	Owner	Owner	Owner	Owner	Owner											
§302(c)(4)(E)(ii) Area Median Income Level Served	50%	50%	50%	50%	50%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	297	293														590
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	30%	30%	30%	30%	30%											
§302(c)(4)(E)(ii) Projected Number of Households Served	8	8	8	8	8											40
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	10	10	10	10	10											
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.																

The City issues NOFAs for Affordable Housing Development. Projects that meet the requirements set forth in this plan will be considered for PLHA assistance.

§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.

§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.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.

Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)

25%

The PLHA funds will be used to implement an owner occupied home rehabilitation program, focused on projects that the City does not currently fund through other programs, such as Mobile Home Repair, for individuals below 60% AMI; and to provide down payment assistance to first-time homebuyers.

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		2019	2020	2021	2022	2023				
Type of Homeowner Assistance	Owner Occupied Rehab	Owner Occupied Rehab	Owner Occupied Rehab	Owner Occupied Rehab	Owner Occupied Rehab		Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance	Home Buyer Assistance				
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	10%	10%	10%	10%	10%		30%	30%	30%	30%	30%				
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%	60%		80%	80%	80%	80%	80%				TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	297	293					21	21							632
§302(c)(4)(E)(ii) Projected Number of Households Served	4	4	4	4	4		21	21	21	21	21				125
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	NA	NA	NA	NA	NA		30	30	30	30	30				

§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 will issue NOFAs for subrecipients providing Owner-Occupied Mobile Home Rehabilitation. Projects that meet the requirements set forth in this plan will be considered for PLHA assistance;

The City will issue NOFAs for providers of down payment assistance. Projects that meet the requirements set forth in this plan will be considered for PLHA 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?	No
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Legislative and Congressional Information

Rev. 5/20/20

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	31	Joaquin	Arambula
State Senate Member	14	Melissa	Hurtado
U.S. House of Representatives	16	Jim	Costa
Activity Location 1 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member	23	Jim	Patterson
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	8	Andreas	Borges
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	22	Devin	Nunes
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			
U.S. House of Representatives			
Activity Location 13 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 14 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 15 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 16 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 17 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 18 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 20 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 21 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 22 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 23 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 24 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			
Activity Location 25 (if different from applicant location)			
	District #	First Name	Last Name
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

Application Development Team (ADT) Support Form								Rev. 5/20/20	
Please complete the "yellow" cells in the form below and email a copy to: AppSupport@hcd.ca.gov . A member of the Application Development Team will respond to your request within ASAP.									
Full Name:					Date Requested:			Application Version Date:	
Organization:				Email:			Contact Phone:		
Justification:									
Issue #	Program Name &	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date	
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