



Permanent Local Housing Allocation Formula Allocation Plan

Rev. 10/28/19

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Instructions:

1. Attached is a template intended to assist Local governments in their development of the five-year Plan required as part of the application for funding under the Permanent Local Housing Allocation (PLHA) formula allocation.
2. The Plan is required to describe the manner in which allocated funds for all five years will be used for Activities eligible under the PLHA statute and guidelines; 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, adjusted for household size and provide a description of how the Plan is consistent with the programs set forth in the Local government's Housing Element. The Plan must describe each proposed activity and the percentage of funding allocated to it for each year of the five-year Plan, including the percentage of funds, if any, that are directed to Affordable Owner Workforce Housing, the projected number of households to be served at each income level and a comparison to the unmet share of the Regional Housing Needs Allocation; list major actions needed and a proposed schedule for the implementation and completion of the Activity; and the period of affordability and level of affordability (please note, all rental projects must have an affordability period of at least 55 years). Please note that some eligible activities (such as development or operating assistance to emergency homeless shelters and rehabilitation of owner-occupied housing) don't result in meeting any Regional Housing Needs Allocation, and that's OK. Also, if the Local government is a County that is an Urban County under HUD's distribution of CDBG funds rules, the Plan should use the County's Housing Element and Regional Housing Needs Allocation, not use the cities that are members of the Urban County.
3. The Plan must be authorized and adopted by resolution by the Local government governing body and the public must have an adequate opportunity to review and comment on its content prior to adoption. The Plan must be for a term of five years. In the event there are reallocations of more than 10 percent of funds among Activities, the Plan must be amended, with approval granted by the Local government governing body at a publicly noticed public meeting. Such amendments are required to be submitted to the Department.
4. This template form 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 just choose one of those Activities; don't list the downpayment assistance under both Activities.
5. 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. Please refer to Activity # 2 (rows 25-32) in the Sample Plan tab for an example on how to complete the table if the funds are used for the same Activity but for different AMI level.

Local Govt	City of Oceanside				
Address:	300 North Coast Highway				
City:	Oceanside	State:	CA	Zip:	92054
		County:	San Diego		

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 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 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.	<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

Unit of general purpose local government.

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

The City of Oceanside plans to use all of the PLHA funds to assist persons who are experiencing homelessness, including providing rapid rehousing, supportive/case management services that allow people to obtain housing, operating costs for a day navigation center and emergency shelter. These activities will be conducted using the Housing First model. The City of Oceanside intends to issue a Request for Proposal to sub-allocate funds for operations.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The City of Oceanside will prioritize navigation center and emergency shelter services for very-low income persons (under 50% AMI per household size).

§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 provides significant information on the number of homeless persons in Oceanside and San Diego County. The Point-In-Time Count (PITC) conducted in January 2020 included 242 unsheltered homeless persons, 131 persons in transitional housing and 35 in emergency shelter. A 50-bed winter shelter, that had been operated by a non-profit for many years, did not open for winter 2019-2020 and the City is not expecting that it will reopen in the future. The Housing Element includes a program that identifies zones where emergency shelters are allowed as a permitted use without the need a for a conditional use permit. In addition, the City will waive the requirement of obtaining a Conditional Use Permit for churches to shelter up to 50 persons during the winter shelter period. The Housing Element includes a goal to encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower income households, persons with disabilities,

Activities Detail (Must Make a Selection on Plan Instructions and Page 1 Worksheet)

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is Affordable to Extremely low-, Very low-, Low-, or Moderate-income households, including necessary Operating subsidies.

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

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

The City intends to use the funds for the operating costs of a 50-bed emergency shelter and navigation/day center. Services will be housing focused using the Housing First model, including rapid rehousing, diversion, and supportive/case management services. The shelter will prioritize the most vulnerable persons experiencing homelessness and will work closely with Housing Division staff and the Oceanside Police Department's Homeless Outreach Team to identify appropriate persons. Persons being sheltered will be linked to other City housing resources as appropriate.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023										
Type of Activity for Persons Experiencing or At Risk of Homelessness	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100%	100%	100%	100%	100%										
§302(c)(4)(E)(ii) Area Median Income Level Served	50%	50%	50%	50%	50%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	1,239	1,189	1,139	1,089	1,039										5695
§302(c)(4)(E)(ii) Projected Number of Households Served	50	50	50	50	50										250
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)															

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Within four months of receipt of the PLHA funds, the City plans to locate a building to lease or buy and rehabilitate for use as an emergency shelter and navigation/day center. Upon securing a site, the City will issue an RFP to select a shelter operator and will expedite the process with the operator to open the shelter.

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§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
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