

Permanent Local Housing Allocation (PLHA) Program Five-Year Plan Summary

The County is allocating PLHA funds under two eligible PLHA activities to support three programs. The chart below contains a summary of the activities and funding amounts for the PLHA Five-year Plan followed with additional details for how funds will be used and detailed information for each activity.

PLHA Activity and Program Descriptions	Share of annual allocation				
	Year 1 (2019)	Year 2 (2020)	Year 3 (2021)	Year 4 (2022)	Year 5 (2023)
PLHA Activity 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.					
Program Description (1): Notices of Funding Availability (NOFA) for affordable multi-family housing acquisition, development, or rehabilitation targeting households earning less than 60% AMI.	80%	60%	45%	45%	45%
PLHA Activity 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.					
Program Description (2A): First-time homebuyer program to provide down payment assistance to households with incomes at or below 120% AMI.	20%	20%	20%	20%	20%
Program Description (2B): Accessory dwelling unit (ADU) Subsidy Program to provide financing for ADUs that will be rent restricted to households with incomes at or below 80% AMI.	0%	20%	35%	35%	35%

General Plan Information

Describe the manner in which allocated funds will be used for eligible activities.	
The County of San Diego plans to use PLHA funds for the following activities: a) Affordable multi-family rental housing acquisition, development, or rehabilitation targeting households earning less than 60% AMI; b) Expand an existing down payment assistance program and provide deferred-payment loans for eligible first-time homebuyers; and c) begin an accessory dwelling unit (ADU) subsidy program that will help eligible homeowners finance construction of an ADU to be rent restricted for households with income at or below 80% AMI.	
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).	
Over the five-year period, more than half of all PLHA funds will be allocated to multi-family rental housing development targeting households with incomes at or below 60% AMI.	
Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.	
PLHA Activity	General Plan Housing Element Goals and Policies
1. Multi-family rental housing acquisition, development, or rehabilitation.	General Plan Policy H-3.1: Pursue funding from federal, State, and local sources to expand affordable housing opportunities within the unincorporated county.
2A. First-time homebuyer down payment assistance.	General Plan Goal H-3: Housing affordability for all economic segments.
2B. ADU subsidy program.	General Plan Policy H-3.7: Provide programs that support the development of alternative types of affordable housing such as farmworker housing, second dwelling units, manufactured or mobile homes, shared housing, and employee or workforce housing.

PLHA Plan Detail

PLHA Activity 1 – Multi-family Affordable Rental Housing						
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.						
Provide a description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.						
Multi-family affordable rental housing. PLHA funds will be used to provide low-interest, deferred loans for the acquisition, development, or rehabilitation of affordable multi-family rental housing targeting households earning at or below 60% Area Median Income (AMI).						
A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.						
PLHA funds will be released via periodic Notices of Funding Availability (NOFAs). Applications for funding will be thoroughly evaluated according to the County's existing process. PLHA funds will be committed to projects that meet applicable NOFA and PLHA requirements and are feasible according to the County's underwriting process. Over the entire five-year period, it is anticipated that multiple NOFAs will be released, leading to approximately 130 PLHA-assisted units.						
Percentage of Funds					Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	Area Median Income Level Served
Year 1	Year 2	Year 3	Year 4	Year 5		
80%	60%	45%	45%	45%	N/A	Up to 60% AMI
Unmet share of the RHNA at the AMI Level					Projected Number of Households Served (5-year total)	Period of Affordability
957					100	55 years
PLHA Activity 2A – First-time Homebuyer Down Payment Assistance						
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.						
Provide a description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.						
A. Type of Affordable Housing: Owner-occupied Acquisition. PLHA funds will be used to provide down payment assistance in the form of low-interest, deferred-payment loans to eligible first-time homebuyers.						
A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.						
PLHA funds will supplement the County's existing First-time Homebuyer Program. The long-standing program has robust demand, established procedures, and experienced staff that will allow the program to scale up efficiently. It is anticipated PLHA funds will serve 7 households per year.						
Percentage of Funds					Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	Area Median Income Level Served
Year 1	Year 2	Year 3	Year 4	Year 5		
20%	20%	20%	20%	20%	20%	Up to 120% AMI
Unmet share of the RHNA at the AMI Level					Projected Number of Households Served (5-year total)	Period of Affordability
N/A					35	30 years
PLHA Activity 2B – ADU Subsidy Program						
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.						
Provide a description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.						
A. Type of Affordable Housing: Accessory Dwelling Unit (ADU) Subsidy Program. PLHA funds will be used to provide eligible homeowners financing to develop an ADU on their property and restrict occupancy to low-income households.						
A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.						
The ADU Subsidy Program is a new program and will start in the second year of the five-year PLHA Plan, and increase operations during years three through five. It is estimated that the number of homeowners served in year two will be four, increasing to six homeowners per year for the remaining years.						
Percentage of Funds					Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	Area Median Income Level Served
Year 1	Year 2	Year 3	Year 4	Year 5		
0%	20%	35%	35%	35%	0%	Homeowners up to 120% AMI; ADU Occupants (rental) up to 80% AMI
Unmet share of the RHNA at the AMI Level					Projected Number of Households Served (5-year total)	Period of Affordability
4,865					22	10 years