



**BOARD DEPUTIES / EXECUTIVE DIRECTOR  
MEETING AGENDA  
November 1, 2023 – 2:00 pm  
Dial-In # - (747) 200-6781  
Conference ID – 965534737#**

**OPEN SESSION AGENDA**

- Permanent Local Housing Allocation (PLHA) 5-Year Plan Amendment
- Notes from the Executive Director

**LACDA Calendar of Events**

EVENT	DATE	COMMENTS
Community Meeting LACDA 700 W. Main Street, Alhambra - Commission Room	Saturday 11/04/2023 11:00 – 12:00 pm	One Year Action Plan for the Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant
Community Meeting  Virtual	Wednesday 11/08/2023 or 11/15/2023 6:00 – 7:00 pm	One Year Action Plan for the Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant

**PUBLIC COMMENT**

Because the meeting is being held virtually, members of the public will need to call in to participate in the meeting.

To join via phone, dial **(747) 200-6781**, then enter conference ID **965534737#** when prompted.

To join on your computer, mobile app or room device: [Click here to join the meeting](#)



Administrative Office  
700 West Main Street, Alhambra, CA 91801  
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Executive Director: Emilio Salas  
Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger

November 21, 2023

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**AUTHORIZING RESOLUTION TO SUBMIT AMENDMENT NO. 2 TO THE COUNTY'S  
PERMANENT LOCAL HOUSING ALLOCATION 5-YEAR PLAN TO THE STATE OF  
CALIFORNIA  
(ALL DISTRICTS) (3 VOTES)**

**SUBJECT**

This letter requests approval to amend the County of Los Angeles' Permanent Local Housing Allocation (PLHA) 5-Year Plan (Plan). The amendment allocates PLHA funds received annually from the State of California Department of Housing and Community Development (HCD) aimed at addressing the State's housing shortage and high housing costs. In addition, this letter requests approval of an authorizing resolution to submit the amendment.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Adopt and instruct the Chair to sign the attached Authorizing Resolution, which is required by State of California Department of Housing and Community Development (HCD), for submission of Amendment No. 2, to the Permanent Local Housing Allocation (PLHA) 5-Year Plan (Plan).
2. Find that the proposed action is not a project under the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On June 23, 2020, the Board of Supervisors approved the initial PLHA 5-Year Plan and authorized the LACDA to act as an agent of the County in applying for and administering the PLHA Plan and to execute any necessary amendments to the PLHA Plan. The Board also allocated PLHA Program funds between the LACDA and the County's Department of Consumer & Business Affairs (DCBA) for eviction defense and rental assistance.

On February 9, 2021, the Board of Commissioners for LACDA approved Amendment No. 1 to expand the allocation of PLHA funding for acquisition, design, construction, rehabilitation, and preservation of affordable and supportive housing targeting eligible populations and assisting persons who are experiencing or are at risk of experiencing homelessness, contributions to regional housing trust funds, acquisition of vacant and foreclosed property, ADA improvements to owner-occupied housing, and homeownership assistance.

Under the PLHA Program, funding is provided through grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant (CDBG) program over a five-year funding period, as well as through a competitive grant program to non-entitlement jurisdictions. The County of Los Angeles, as an entitlement jurisdiction, is eligible to receive an estimated \$66,150,756, over the five-year funding period.

The proposed draft Amendment No. 2 to the Plan reallocates the percentages of total funds received and designated for activities described in the February 9, 2021, Board action. Amendment No. 2 also deletes any allocation of funding for the purchase of vacant and foreclosed properties and ADA improvements to owner-occupied housing. The amended Plan funds eligible activities in the County and in participating cities with a State-approved Housing Element throughout the duration of the PLHA Five-Year Plan.

The HCD requires an Authorizing Resolution, for submission of Amendment No. 2 to the State of California.

## **FISCAL IMPACT/FINANCING**

The requested actions will not impact the County's General Fund. PLHA funding is made available through the revenue generated through the \$75 recordation fee on real estate transactions established by the Building Homes and Jobs Act.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Consistent with PLHA Program requirements, the County prepared a Plan detailing how funds will be used for eligible activities. This Plan was made available for public review and was adopted by a Board letter on June 23, 2020. PLHA guidelines issued by the

State require that reallocations of more than ten percent of funds among activities require an amendment to the Plan, also approved by the governing body at a publicly noticed public meeting.

The LACDA is returning to the Board for approval of the draft Amendment No. 2 to the Plan, since it involves more than of a ten percent change in the use of the funding. Public notice of the 30-day comment period and hearing was published in newspapers throughout the County. The comment period concluded on October 13, 2023.

Los Angeles County has met the thresholds for applying for PLHA funding, including having a Housing Element that has been adopted by the Board and is in substantial compliance with state Housing Element Law pursuant to GC Section 65585. The Housing Element is part of the County's General Plan developed by the Department of Regional Planning and serves as a policy guide to address the comprehensive housing needs of the unincorporated areas.

The State also requires participating cities to have Housing Elements adopted by their governing bodies in compliance with State law in order to receive PLHA funds from the County. Any city that does not comply will not be eligible to receive PLHA funds from the County. Funding from participating cities without a State-approved Housing Element will be retained for County programs.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended action to approve the amendment to the Plan is not subject to the provisions of CEQA because it is an activity that is excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b)(5) of the State CEQA Guidelines. The proposed action is an administrative action of government that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The PLHA will provide a significant investment for and help leverage other affordable housing funds in assisting persons who are experiencing or are at risk of homelessness.

Respectfully submitted,

EMILIO SALAS  
Executive Director

**AUTHORIZING RESOLUTION OF THE LOS ANGELES COUNTY BOARD OF SUPERVISORS TO SUBMIT AMENDMENT NO. 2 TO THE LOS ANGELES COUNTY PERMANENT LOCAL HOUSING ALLOCATION PROGRAM PLAN**

The Board of Supervisors of the County of Los Angeles (“Applicant”) hereby consents to adopt and ratify the following resolution:

- A. WHEREAS, the Department of Housing and Community Development (“Department”) is authorized to provide up to \$195 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)); and
- B. WHEREAS the State of California (the “State”), Department issued a Notice of Funding Availability (“NOFA”) dated 02/26/2020 under the Permanent Local Housing Allocation (PLHA) Program; and
- C. WHEREAS LACDA is an eligible local government applying for the program to administer one or more eligible activities and is authorizing the Los Angeles County Development Authority (“LACDA”) to act on its behalf for this PLHA Program application and administration of funds; and
- D. WHEREAS the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement and other contracts between the Department and PLHA grant recipients;

NOW THEREFORE BE IT RESOLVED THAT:

- 1. If LACDA receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.
- 2. LACDA is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA \$66,150,756, in accordance with all applicable rules and laws.
- 3. LACDA hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the LACDA and the Department.

4. LACDA certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.
5. LACDA certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.
6. Pursuant to LACDA's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.
7. LACDA shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.
8. The Executive Director, or his designee, of the LACDA is hereby authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.
9. The Executive Director, or his designee, of the LACDA is hereby authorized to submit additional requests for PLHA Program funding to HCD, on behalf of the County, to continue implementation of the PLHA Plan until such time as funds reserved for the County, initially anticipated to be approximately \$66 million over a five-year funding period, are fully expended, and to incorporate funds received and allocate funds, as needed.
10. LACDA has updated the Plan containing a description of the manner in which allocated funds will be used for eligible activities, in accordance with Section 302(c)(4) of the PLHA Guidelines.
11. LACDA certifies that the Permanent Local Housing Allocation Formula Allocation Plan ("Plan") was provided to the public for fifteen (15) days prior to the adoption of this Resolution and had an adequate opportunity to review and comment on its content.
12. LACDA certifies that its Board approved and adopted the Plan.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Los Angeles this \_\_\_\_\_ day of \_\_\_\_\_ by the following vote:

AYES: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Signature of Approving Officer

\_\_\_\_\_  
Printed Name/Title of Approving Officer

**CERTIFICATE OF THE ATTESTING OFFICER**

The undersigned, Executive Officer of the Board of Supervisors does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the Los Angeles County Board of Supervisors which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST: \_\_\_\_\_  
Signature of Attesting Officer

\_\_\_\_\_  
Print Name of Attesting Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By: \_\_\_\_\_  
Deputy

**COUNTY OF LOS ANGELES  
PERMANENT LOCAL HOUSING ALLOCATION  
FIVE-YEAR PLAN AMENDMENT 2**

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

The County of Los Angeles, through the Los Angeles County Development Authority (LACDA), plans to use PLHA program funds to implement eligible projects and programs that address the housing needs of income-eligible Los Angeles County residents that qualify under five PLHA Eligible Activities. LACDA will allocate funding for the predevelopment, development, acquisition, rehabilitation, and preservation of multifamily rental housing for households with incomes at or below 150% AMI; provide loans or grants for the predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing including Accessory Dwelling Units (ADUs) that meet the needs of a growing workforce at or below 150% AMI; provide matching funds to Local Regional Housing Trusts to assist in financing e homeless and low-income housing projects; fund activities that assist persons experiencing or at risk of homelessness with incomes less than 30% AMI through rental assistance, rapid rehousing, operating and capital costs for navigation centers and emergency shelters, and eligible supportive/case management services that allow people to obtain and retain housing, Additionally, LACDA is allocating funding for Homeownership opportunities including but not limited to down-payment assistance for household up to 150% AMI.

**§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 County of Los Angeles will prioritize investments that increase the supply of housing for households at or below 60% of the AMI through the following:

- 1) Prioritize funding directed toward the predevelopment and development of affordable multifamily rental housing activities that will restrict the PLHA-funded rental units to households at or below 60% AMI. This may include operating subsidies for qualified rental units. .
- 2) Provide funding toward the predevelopment, development, acquisition, rehabilitation, and preservation of live-work housing that is affordable to extremely low-, very low-, low-, or moderate-income household. This may include accessory dwelling units.
- 3) Provide matching funds to Local Regional Housing Trusts to assist with financing and development of affordable rental housing that prioritizes households at or below 60% AMI.

**§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.**

LACDA's PLHA Five-Year Plan is consistent with the programs set forth in the 2021-2029 Los Angeles County Housing Element because it aligns with and supports key policies that drive several of the programs outlined in the Housing Element:

- 1) Coordinate with the private sector in the development of housing for low- and moderate- income households and those with special needs (Policy 1.3). The County's development activities and grant funding to the Local Regional Housing Trust will support Policy 1.3 by aiding in the development of low-and moderate-income households in partnership with developers.
- 2) Provide financial assistance and ensure that necessary supportive services are provided to assist low- and moderate-income households and those with special needs to attain and maintain affordable housing (Policy 5.1). The County's EDP supports Policy 5.1 via its short-term rental



assistance component that will provide short term financial assistance to persons who are experiencing or at risk of homelessness that need aid to stabilize their housing. Accessibility modifications in income qualified owner-occupied homes that can be performed under the rehabilitation of ownership housing supports Policy 6 by ensuring that senior housing in a target area of the County is compliant with Americans with Disabilities Act (ADA) requirements. PLHA funds can only be used for short-term rental assistance if the assistance is for 6 months or more.

3) Enforce laws against illegal acts of housing discrimination (Policy 10.2). Via the County's EDP, limited scope and full scope legal representation that will be provided to low-income renters undergoing an eviction case because of landlord intimidation or retaliation. PLHA funding for allocation year 2019 is the only funding that can be utilized for this item (re: legal representation). Allocations for years 2020 and beyond will not be used for legal representation.

4) Ensure collaboration among County departments and other agencies in the delivery of housing and related services (Policy 12.1). Through collaborations the Los Angeles County Development Authority, participating cities, and various community-based organizations and service providers will implement the eligible activities that funded by the PLHA.

Lastly, the County's Plan aligns with and complements the following programs set forth in the Housing Element: 1) Program 10, First 5 LA Supportive Housing for Homeless Families Fund; 2) Program 24, Fair Housing Program; and 3) Program 30, Housing Element Annual Report.

### Multifamily Rental Housing –

**§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.**

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

PLHA funding will be allocated for the predevelopment, development, acquisition, rehabilitation, and/or preservation of multifamily, residential live-work, rental housing affordable multifamily rental housing identified by the County of Los Angeles and eligible participating cities. As applicable, funding will be in the form of low interest deferred loans for projects that identify the development of affordable multifamily rental housing.

Funding Allocation Year	2019	2020	2021	2022	2023
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	0	31.6	43.4	35	35
§302(c)(4)(E)(ii) Area Median Income Level Served	NA	150%	150%	150%	150%

<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Affordable Rental Housing Activity ( <b>55 years required for rental housing projects</b> )	NA	55 Years	55 Years	55 Years	55 Years
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§302(c)(4)(E)(iii) - A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The County of Los Angeles will identify projects that will be developed by LACDA and collaborate with local small cities to develop multifamily rental housing and will include activities such as acquisition, predevelopment, development, rehabilitation, preservation, and operating subsidies that will meet the needs of families in the 30% AMI to 150% AMI beginning allocation Year 2020 through allocation Year 2025.

**Affordable Rental, Ownership, and ADU Housing –**

**§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 – (TBD)%

The LACDA will provide loans or grants for the predevelopment, development, and rehabilitation of affordable rental and ownership housing including Accessory Dwelling Units (ADUs) for households up to 150 percent AMI.

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Affordable Housing Activity	Rental , Ownership, and/or ADU Housing	Rental , Ownership, and/or ADU Housing	Rental , Ownership, and/or ADU Housing	Rental , Ownership, and/or ADU Housing	Rental , Ownership, and/or ADU Housing
§302(c)(4)(E)(ii) Area Median Income Level Served	150%	150%	150%	150%	150%

§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	0	7	5.8	10	10
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55 years rental housing projects	55 years rental housing projects	55 years rental housing projects	55 years rental housing projects	55 years rental housing projects

§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.

Allocations from Year 2020-2025 will be utilized for identify affordable housing projects that will be developed, by LACDA and by local small participating cities using loans or grants to increase and maintain the housing stock for Affordable Rental and Ownership Housing. A portion of the funding will be allocated directly to small local cities with approved Housing Elements to fund projects that meet the needs of the County’s workforce and provides assistance to homeowners interested in funding ADUs in a target area of the County.

**Matching Funds to Regional Housing Trust Funds –**

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

§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 – (TBD)%

Allocating PLHA funds to Local Regional Housing Trusts will expand its leveraging capacity and bring additional dollars to produce affordable housing and homeless housing. The Local Regional Housing Trust funds the planning and construction of affordable housing for homeless housing and other populations eligible under Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

Funding Allocation Year	2019	2020	2021	2022	2023
Type of Affordable Housing Activity	Rental and/or Ownership Housing	Rental and/or Ownership Housing	Rental and/or Ownership Housing	Rental and/or Ownership Housing	Rental and/or Ownership Housing

§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	24.5	6.3	13	15	15
§302(c)(4)(E)(ii) Area Median Income Level Served	150%	150%	150%	150%	150%
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55 years rental housing projects	55 years rental housing projects	55 years rental housing projects	55 years rental housing projects	55 years 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.

Funding will be committed to Local Regional Housing Trusts to be used as a match to Low- and Moderate-Income Housing Asset Funds . Los Angeles County will disburse funding to Local Regional Housing Trusts in accordance with the State of California Department of Housing and Community Development Local Housing Trust Fund (LHTF) program and in compliance with the PLHA Guidelines. These funds will be directed towards specific projects that selected by the Local Regional Housing Trust and its Board of Directors and approved for PLHA funding by LACDA.

**Housing for Homeless –**

**§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.

LACDA allocated funding for allocation Year 2019 to implement the core components of the County's Eviction Defense Program (EDP) to provide legal services including limited and full scope legal representation; short-term rental assistance; short-term rental assistance with a term of 6 months or more, program navigation and case management and tenant legal clinics/workshops. Allocation Years 2020-2025, the LACDA will collaborate with other County partners and local small cities to allocate funds that will help implement programs that will assist persons experiencing or at risk of homelessness, including programs providing rapid rehousing, rental assistance, supportive/case management services that will help people obtain and retain housing; fund operating and capital costs for navigation centers and emergency shelters and new construction , rehabilitation, and preservation of permanent and transitional housing.

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity for Persons Experiencing or At Risk of Homelessness	Rapid rehousing, rental assistance, supportive/case management; operating and capital costs for navigation centers and emergency shelters; new construction, rehabilitation, and preservation of permanent and transitional housing	Rapid rehousing, rental assistance, supportive/case management; operating and capital costs for navigation centers and emergency shelters; new construction, rehabilitation, and preservation of permanent and transitional housing	Rapid rehousing, rental assistance, supportive/case management; operating and capital costs for navigation centers and emergency shelters; new construction, rehabilitation, and preservation of permanent and transitional housing	Rapid rehousing, rental assistance, supportive/case management; operating and capital costs for navigation centers and emergency shelters; new construction, rehabilitation, and preservation of permanent and transitional housing	Rapid rehousing, rental assistance, supportive/case management; operating and capital costs for navigation centers and emergency shelters; new construction, rehabilitation, and preservation of permanent and transitional housing
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	60.5	17.5	5.5	10	10
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	NA	NA	NA	NA	NA

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

In June 2020 the LACDA partnered with the County Department of Consumer and Business Affairs, non-profit legal service providers, and community-based organizations to launch a countywide Emergency Eviction Prevention Program in response to the COVID-19 pandemic to assist income-eligible person experiencing or at risk of homelessness. The program utilizes PLHA Year 2019 funding to deliver homeless prevention services to the most vulnerable residents in Los Angeles County. PLHA funds for legal defense has been discontinued after Year 2019

For allocation Year 2020 and beyond, the County of LA and local small cities will use PLHA funds to continue funding and develop housing and homeless assistance programs. The activities may include providing rapid rehousing, rental assistance, supportive/case management services that will help people obtain and retain housing; fund operating and capital costs for navigation centers

and emergency shelters and new construction , rehabilitation, and preservation of permanent and transitional housing.

**Homeownership Opportunities Assistance –**

**§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 – 100%

Funding for Homeownership opportunities will increase the opportunity of home ownership to low-moderate income residents by utilizing PLHA funding in combination with other Federal and State programs, if available. Down payment assistance programs will provide deferred loans or grants for residents to buy homes at or below 150% AMI.

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Homeowner Assistance	Downpayment Assistance and other Homeownership Assistance Activities	Downpayment Assistance and other Homeownership Assistance Activities	Downpayment Assistance and other Homeownership Assistance Activities	Downpayment Assistance and other Homeownership Assistance Activities	Downpayment Assistance and other Homeownership Assistance Activities
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	10	32.6	24.3	25	25
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	150%	150%	150%	150%	150%
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity	Varies	Varies	Varies	Varies	Varies

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

Eligible communities within the Los Angeles Urban County have large rental populations for which there is a high desire to provide homeownership opportunities. PLHA funds will be allocated to homeownership opportunities, including, but not limited to, down payment assistance offered by the County of Los Angeles through LACDA and by small local participating cities.