

**NOTICE OF PUBLIC HEARING  
AND COMMENT PERIOD FOR  
PERMANENT LOCAL HOUSING  
ALLOCATION - 5 YEAR PLAN**

Notice is hereby given that a Public Hearing will be held before the Downey City Council, on November 16, 2021 at 6:30 p.m. in the Council Chambers of the Downey City Hall, 11111 Brookshire Avenue, Downey, California. At that time and place, consideration will be given to approving the **City's application and five-year plan for Permanent Local Housing Allocation (PLHA) funds**: The PLHA program was established pursuant to Senate Bill (SB) 2 and provides a permanent, on-going source of funding to local governments for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. City of Downey is entitled to a share of these PLHA funds over the next five years, which totals approximately \$3.1M an average of \$624,335 per year. As a requirement of the application, the City must prepare a Plan detailing the activities that will be funded and how it will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of the area median income (AMI). The proposed Plan is for a term of five years and states that the City will use PLHA funds to provide homeless services and transitional and supportive housing to persons who are experiencing or are at risk of homelessness.

The plan is available for review on the City of Downey's website:

<https://www.downeyca.org/home/showdocument?id=6216&t=637710333629018790>

At this time and place, all persons interested may be present to give testimony on the proposed five-year plan. A draft copy of the above referenced plan will be available for reviewing on Friday, November 5, 2021 through Monday, November 15, 2021 during normal business hours at the following location: the Office of the City Clerk, 11111 Brookshire Avenue; and at [www.downeyca.org](http://www.downeyca.org). Persons interested in obtaining a copy, further information or that would like to comment, please call Marlon Ramirez, Management Analyst, at (562) 904-7152. Written comments intended for the Downey City Council should be sent to the Downey City Clerk at 11111 Brookshire Ave., Downey, CA 90241, no later than 5:30 p.m. on November 8, 2021.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the City Clerk's Department at 562-904-7280 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility. The City of Downey does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Questions, concerns, complaints or requests for additional information regarding the Americans with Disabilities Act may be forwarded to the City's ADA/Section 504 Coordinator at 11111 Brookshire Avenue, Downey, CA 90241, ADACoordinator@downeyca.org, Phone: 562-299-6619, Fax: 562-923-6388, and California Relay 711.

Maria Alicia Duarte  
Downey City Clerk

November 5, 2021

**§302(c)(4) Plan**

Rev. 5/14/21

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

The City of Downey plans to use PLHA funds in the following ways: 1) To assist persons who are experiencing or are at risk of homelessness by providing rapid rehousing, rental assistance, and supportive/case management services; 2) In partnership with the County of Los Angeles, to fund predevelopment and construction involving the construction of transitional and supportive housing in the City of Downey.

**§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).**

All funding will be allocated to activity #6 which seeks to benefit those persons at or less than 30% of AMI, which includes persons who are experiencing or at risk of being homelessness. Serving the homeless community with PHLA funds meets the requirement to prioritize investments that increase the supply of housing for 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.**

The activities receiving PLHA allocations is consistent with the programs, policies, and goals of the City's 2014-2021 Housing Element. Section 2 of the City's Housing Element sets forth programs to support housing throughout the City, including Goal 3 : Provide Housing Assistance Where Needed. Through this goal, the City seeks to encourage and facilitate affordable and special needs housing through financial assistance and other means. One of the objectives of this program is to apply for State financing subsidies as feasible. Using PLHA funds to support homeless services and provide transitional and supportive housing is consistent with the City's Housing Element policies and will achieve the goal to assist a number of groups with special housing needs in finding decent and affordable housing. In addition, the proposed PLHA activities are consistent with the following goals and policies set forth in the Housing Element: Policy 3.1; Use public financial resources, as feasible, to support the provision of housing for lower income households and special needs groups, which includes extremely low-income households that are less than or equal to 30% AMI.

**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-, 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)(5)** Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

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

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

PHLA funds from year 1-2 will be used to provide rapid rehousing, rental assistance, and supportive/case management services to persons at or less than the 30% AMI income limit. Allocation of funds will go towards program administration and direct assistance to eligible households. Administrative entities will be used to carry out these services. Year 2-5 of funding will be allocated towards predevelopment cost and construction of a transitional and supportive housing center in the City of Downey as part through a joint partnership with the County of Los Angeles. These funds will allow the City to further its commitment to assist groups with special housing needs in finding decent and affordable housing.

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

Funding Allocation Year	2019	2019	2019	2020	2020	2020	2020	2020	2021	2022	2023					
Type of Activity for Persons Experiencing or At Risk of Homelessness	Rental Assistance (term of six months)	Supportive /Case Management Services	Rapid Rehousing	Rental Assistance (term of six months)	Supportive /Case Management Services	Rapid Rehousing	Transitional Housing: New Construction	Transitional Housing: New Construction	Transitional Housing: New Construction	Transitional Housing: New Construction						
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	33.33%	33.33%	33.33%	20.66%	20.66%	20.66%	38.00%	100.00%	100.00%	100.00%						
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%					<b>TOTAL</b>
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level <b>Note: complete for year 2019 &amp; 2020 only</b>				735												735

§302(c)(4)(E)(ii) Projected Number of Households Served	11	53	44	10	45	35	0	80	150	250					678
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A	N/A	20	20	20	20					
<p>§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.</p> <p>Rapid rehousing, rental assistance, and supportive services are currently ongoing programs within the City that are operated by local nonprofit organizations funded by City of Downey HUD funds. Currently the City awards a limited amount of funds to these non profit organizations and will utilize PLHA funds to continue these services and assist more persons who are homeless or at risk of being homeless. The City is in preliminary discussions to construct a transitional and supportive housing center in the City of Downey through a joint partnership with the County of Los Angeles. The City will report progress as required as the project moves forward.</p>															
<p>§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.</p>															
<p>§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.</p>															
<p>§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.</p>															
<p>§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.</p>															