

§302(c)(4) Plan

Rev. 2/16/22

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 The City of Rancho Cucamonga intends to utilize allocated PLHA program funding under the direction of eligible activity §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. The City will dedicate funding received for all (5) years to the predevelopment and development of affordable owner-occupied single family residences.

§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).
 PLHA funds will be used to provide loan(s) to developer(s) to develop and construct ownership housing the is affordable for households with incomes up to 120% of AMI in the City of Rancho Cucamogna, as allowable in Section 301(a)(2) of the PLHA Guidelines.

§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 City's PLHA Plan is consistent with the programs, policies, and goals of the City's 2021-2029 Housing Element. This includes the following: Goal H-1 (Housing Opportunities) which provides for a diverse community with a broad range of housing types and opportunities to accommodate expected new households; Policy H-1.1 (RHNA Requirement) that encourages the development of a wide range of housing options, types, and prices that will enable the City to achieve its share of the RHNA; Goal H-2 (Affordable Housing) where housing opportunities meet the needs of all socioeconomic segments of the community; Policy H-4.5 (Public Improvements) that provide public improvements/community facilities such as street improvements, streetlights, sidewalks, parkway landscaping, as well as park facilities throughout the City so as to encourage the maintenance or improvement of existing housing stock; Goal H-5 (Government Constraints) to encourage efficient processes for improving and developing housing; Program HE-10 (Affordable Housing Incentives) and the objective to support the funding applications of affordable housing projects that help further goals of this Housing Element and continue to evaluate and improve the permit processing procedures to facilitate residential development; and Program HE-14 (Transfer of Affordable Units).

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§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 detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.	Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing	100%
The City proposes to allocate ninety-five (95%) of the City's PLHA funds in Years 1-5 (with 5% of funds going towards allowable administrative costs) to the predevelopment and development of ownership housing that meets the needs of a growing workforce earning up to one-hundred-twenty percent (120%) of AMI in Rancho Cucamonga (Eligible Activity §302(c)(4)(E)(i)). The City will use the funds to contract with a developer(s) to construct affordable owner-occupied single-family housing units on an identified City-owned site. Per §302(c)(6) of the PLHA Guidelines, each unit will carry a deed restriction against it to ensure in the case of sale, transfer, or lease, either a) the PLHA loan and interest thereon shall be repaid to an identified account; b) the home shall be sold to a qualifying household; or c) the homeowner and the City shall share the equity in the unit pursuant to an equity-sharing agreement.		

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	Ownership: Predevelopment	Ownership: Development	Ownership: Development	Ownership: Development	Ownership: Development										
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	100%	100%	100%	100%	100%										
§302(c)(4)(E)(ii) Area Median Income Level Served	150%	150%	150%	150%	150%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2019, 2020, 2021 only	225	224	222	N/A	N/A										671
§302(c)(4)(E)(ii) Projected Number of Households Served	0	1	1	2	2										6

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55	55	55	55	55										
§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 major steps/actions and a proposed schedule for the implementation and completion of each Affordable Ownership Housing project is listed as follows: 1) Establish guidelines and requirements for a loan application process (months 1-6, January 2023); 2) Notify developers about funding availability for affordable ownership housing; 3) Solicit design, build RFQ/RFP and review applications from developers and issue notifications of intent to awards loans, pending negotiations (month 8, ongoing until all available funds are awarded); 4) Negotiate with developer(s) and finalize contracts (Month 11, ongoing until all available loans are awarded); 5) Coordinate with selected developer(s) to identify qualifying buyers to ensure compliance with PLHA requirements (month 12, ongoing as developments are completed); 7) Monitor compliance to ensure qualifying household owner-occupancy & for compliance with Section 302(a)(1) (month 12, ongoing)															