

**§302(c)(4)(A)** Describe the manner in which allocated funds will be used for eligible activities.  
 SB 2 PLHA funding for the City of Irvine will be used on the following activities during the 5-year plan:  
 1) Development assistance for rental, affordable multifamily projects, including acquisition and/or construction costs, containing units for households at 60 percent or below of Area Median Income (AMI) to address the 2021-2029 Regional Housing Needs Allocation (RHNA); and  
 2) 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 of permanent and transitional housing.

**§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).  
 Affordable units within the rental multifamily housing projects proposed during this 5-year plan (2019 PLHA funds) will be made available to households earning 60 percent or below of 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 City of Irvine 2021-2029 Housing element includes the following goal and policies that address the proposed eligible activities:  
 Goal 4: Encourage more affordable housing units. Objective 1: Secure State, Federal, and local affordable housing funds and assist developers in finding funding sources for affordable project funding.  
 Goal 5: Maximize solutions for those experiencing or at risk of homelessness. Objective 1: Increase access to supportive services for people experiencing homelessness. Policies 1.2 Leverage available State and Federal grant funding and local sources to fund housing solutions. 1.5. Reduce barriers to the development of emergency, transitional, and permanent supportive housing.

**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.

**§302(c)(4)(E)(i)** Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.  
 The 2019 PLHA funding provided development assistance to a multifamily rental project, the Cartwright Family Apartments, that allocates affordable units to households earning 60 percent or less of AMI. The Cartwright Family Apartments is a 60-unit affordable project of which, 38 units will be made available to households earning less than 60 percent of AMI. The Cartwright Family Apartments affordability covenant will be for a period in perpetuity, exceeding HCD requirements.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2020-2023 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	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity																	
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served																	
<b>§302(c)(4)(E)(iii)</b> Unmet share of the RHNA at the AMI Level <i>Note: complete for years 2020, 2021, 2022 only</i>																	0
<b>§302(c)(4)(E)(iv)</b> Projected Number of Households Served																	0
<b>§302(c)(4)(E)(v)</b> Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	

**§302(c)(4)(E)(vi)** A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.  
 For the 2019 PLHA Funding: The Cartwright Family Apartments was approved for a City loan, on January 14, 2020. The developer (C&C Development) acquired a 1.62 acre site in February 2020. The entitlements for the 60-unit housing project was completed at the end of 2020 and the additional financing and federal tax credits were obtained in 2023. Construction began in the fall of 2023 and expected to be completed early 2025.

**§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.  
 The 2020, 2021, 2022, and 2023 PLHA funding will provide pre-development and construction assistance to develop a 50 bed in 25 units bridge housing facility to address the needs of families and individuals who are at-risk of homelessness or who are unhoused. The facility is to be created using a flexible model of unit design so that as demand for such support shifts units can be repurposed to serve either unaccompanied adults or households with children. The facility will also offer counseling rooms, common areas for dining and socializing, separate facility within the project for intake and assessment by program staff, public safety and health care personnel, outdoor areas for socializing and relaxing, and transportation assistance to aid participants in accessing offsite services and resources.

Complete the table below for each proposed Activity to be funded with 2020-2023 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	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
Type of Activity for Persons Experiencing or At Risk of Homelessness	pre-development and construction	pre-development and construction	pre-development and construction	operating costs	operating costs												
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	95%	95%	70%	25%	95%												
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	30%	30%	30%	30%	30%												
<b>§302(c)(4)(E)(iii)</b> Unmet share of the RHNA at AMI Level <i>Note: complete for years 2020, 2021, 2022 only</i>	N/A	N/A	N/A	N/A	N/A												0
<b>§302(c)(4)(E)(iv)</b> Projected Number of Households Served	0	0	0	50	50												100
<b>§302(c)(4)(E)(v)</b> Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A												

**§302(c)(4)(E)(vi)** A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.  
 2020, 2021, and 2022 PLHA Funding: The City will conduct a Request for Proposals (RFP) to contract with an architect/engineering firm to develop the layout and site plan for the bridge housing facility. The City will also conduct and RFP to contract with a builder to construct the bridge housing facility.  
 2022 and 2023 PLHA Funding: The City will conduct an RFP to contract with an operator to assist the City in operating the bridge housing facility.

**File Name:** Plan Adoption Reso **§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. Uploaded to HCD?

**Total Percentage of Funds Allocated Calculator (2020 - 2023)**

2020 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2020	100%

2021 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2021	100%

2022 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2022	100%

2023 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2023	100%

