

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: MEGAN BASINGER, HOUSING AND COMMUNITY SERVICES
DIRECTOR
SUBJECT: REVISION TO THE PERMANENT LOCAL HOUSING
ALLOCATION PROGRAM PLAN

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Housing and Community Services Department that the Council, by resolution, approve a revision to the Permanent Local Housing Allocation Program Plan (PLHA Plan) to allocate forty percent of Round 5 PLHA funds, estimated at \$456,230, to Affordable Owner-Occupied Workforce Housing (AOWH), for low- or moderate-income households, as required by the State of California Department of Housing and Community Development (HCD).

EXECUTIVE SUMMARY

On October 15, 2024, HCD issued a memorandum amending their Notice of Funding Availability (NOFA) of PLHA funds for Round 5 and requiring applicants to allocate forty percent of Round 5 funds, estimated at \$456,230, to Affordable Owner-Occupied Workforce Housing (AOWH), for low- or moderate-income households. This requires the City to revise its existing PLHA Plan, which was previously approved by Council by resolution and submitted as part of the application.

BACKGROUND

In August 2020, the City was awarded a PLHA program grant up to \$4,165,950 over five years for rental housing. In connection with this award of funds, the Council adopted a PLHA Plan. To date the City has received four rounds of funding totaling \$3,556,382. The City must submit an annual application to HCD and any amendments to the PLHA Plan must be approved by Council.

The current NOFA requires applicants to allocate forty percent of Round 5 funds to AOWH for low- or moderate-income households, necessitating an amendment to the City's PLHA Plan.

PRIOR CITY COUNCIL REVIEW

On June 2, 2020, the City Council, by Resolution, approved RES-2020-082 authorizing the submittal of an application to HCD for up to \$694,325 annually for up to five years from the PLHA program.

On August 25, 2020, the City Council, by Resolution, approved RES-2020-139 to rescind RES-2020-082 to clarify the grant award of up to \$4,165,950 over five years and adopt the PLHA plan.

On May 25, 2021, the City Council, by Resolution, approved RES-2021-075 removing the name of the former Director of Housing and Community Services and keeping authorization with the position of Director of Housing and Community Services to execute the necessary documents and standard agreement and adopt the PLHA Plan.

FISCAL IMPACT

Approval of this action does not have an impact on the General Fund.

ENVIRONMENTAL IMPACT

Pursuant to CEQA Guidelines Section 15378, the proposed action is not a “project” subject to the California Environmental Quality Act (CEQA) because it does not have a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. In the alternative, the proposed action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Redlined PLHA Plan
- Resolution / Exhibit A – Revised PLHA Plan

PRESENTER

Angela Morgan, Program Specialist II, (707) 543-3465