

§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 American Canyon has selected the City of Napa as its delegated entity. The City of Napa will ensure that American Canyon's share of funds will be used to fund the development of a Junior Accessory Dwelling Unit/Accessory Dwelling Unit Loan Program. The program will model the City of Napa's program and provide forgivable loans and technical assistance to homeowners to create Accessory Dwelling Units or Junior Accessory Dwelling Units. Each participating homeowner is required to either rent the ADU or the primary unit as an affordable rental unit for households at or below 80% of median income which is enforced by a recorded regulatory agreement for a period of 10 years.

§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 Junior and Accessory dwelling unit loan program requires ADUs to be rented to households at or below 80% of Area Median Income. It is anticipated that some of these households will be at or below 60% of median income.

§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.

Goal 2E in American Canyon's Housing Element is to : Address the housing needs of all economic segments of the existing and future community, including the City's fair share of regional housing need. The plan will create an incentive for property owners to develop accessory dwelling units and utilize these units for low and very low income households.

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	95%
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95% of funds will be used to fund the development of a Junior Accessory Dwelling Unit/Accessory Dwelling Unit Loan Program. The program will model the City of Napa's program and provide forgivable loans and technical assistance to homeowners to create Accessory Dwelling Units or Junior Accessory Dwelling Units. Each participating homeowner is required to either rent the ADU or the primary unit as an affordable rental unit for households at or below 80% of median income which is enforced by a recorded regulatory 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	ADU	ADU	ADU	ADU	ADU										
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	95%	95%	95%	95%	95%										
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	80%	80%	80%	80%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2019, 2020, 2021 only	0	0	0	N/A	N/A										0
§302(c)(4)(E)(ii) Projected Number of Households Served	4	4	4	4	4										20

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	10	10	10	10	10										
§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 City of American Canyon will model it's Junior and Accessory Dwelling Unit program after a program currently run by the City of Napa. Therefore it will take less than six months to launch this program.															