

§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 Calistoga has selected the City of Napa as its delegated entity. The City of Napa will ensure that Calistoga's share of funds will be used for two purposes in Calistoga. (1) 60% 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. (2) The City of Calistoga will use 35% of fund for owner-occupied and private rental rehabilitation. The projects eligible for these funds must be related to rehabilitation, such as improving the structural integrity of a dwelling unit in order to meet building codes, correcting health and safety issues, and correcting code violations. If the homeowner can prove adequate financial need or put a deed restriction for a rental property, they will be granted a loan to assist in the funding of the project. The owner's total household income or the renters household income must be at or below 80% of the area median income. PLHA funds will be utilized to expand the program and assist additional property owners with zero interest loans up to \$60,000.

§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).

Both programs require properties to be owned by or rented to households at or below 80% of Area Median Income at affordable rents. 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 H-2 of the Housing Element states "promote housing that meets the needs of extremely low-, low- and moderate income households, particularly those that work in Calistoga. This is followed by a series of policies that provide for incentives to develop deed restricted units. Goal H-3 calls for maintaining the City's housing stock and protecting the affordability of units. Both programs create incentives and programs to develop and/or preserve the affordability of housing units in Calistoga.

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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60% 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. (2) 35% of funds will be used for owner or privately owned rental rehab. The projects eligible for these funds must be related to rehabilitation, such as improving the structural integrity of a dwelling unit in order to meet building codes, correcting health and safety issues, and correcting code violations. To qualify for the project, the applicant must be an income eligible homeowner. The owner's total household income must be at or below 80% of the area median income. Alternatively, a rental unit could be deed restricted for the similar amount. PLHA funds will be utilized to expand the program and assist additional homeowners with zero interest loans up to \$60,000.

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	2019	2020	2021	2022	2023					
Type of Affordable Housing Activity	ADU	ADU	ADU	ADU	ADU	Ownership : Rehabilitation	Ownership : Rehabilitation	Ownership : Rehabilitation	Rental: Rehabilitation	Rental: Rehabilitation					
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	60%	60%	60%	60%	60%	35%	35%	35%	35%	35%					
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	80%	80%	80%	80%	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	0	0	0	0	0	0	0					0
§302(c)(4)(E)(ii) Projected Number of Households Served	1	2	2	3	3	1	2	2	3	3					22

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	10	10	10	10	10	N/A unless rental, then 20 years	N/A unless rental, then 20 years	N/A unless rental, then 20 years	N/A unless rental, then 20 years	N/A unless rental, then 20 years					
§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.															
These programs will be modeled after programs currently in existence. Therefore it should take less than 6 months to start the programs.															