

§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 St. Helena has selected the City of Napa as it's delegated entity. The City of Napa will ensure that St. Helena's share of funds will be used to fund both owner occupied and renter occupied rehabilitation. The program will be an expansion of an existing program in St. Helena and will increase the number of affordable units preserved for low income households.

§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 owner occupied and rental rehabilitation program requires units to be rented or lived in (if owned) by 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.

St. Helena has two goals that are relevant to this proposal. The first is "Diversity of Housing to Meet Local Needs" which is further defined as facilitating the development of a variety of housing types to meet the full range of housing needs, with an emphasis on housing for the local workforce. The second goal is "Assistance to Support Affordable Housing" by providing technical and financial resources to support development and preservation of affordable housing the community.

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 for owner or 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. To qualify for the project, the applicant must be an income eligible homeowner or a homeowner renting to an income eligible household at an affordable rate. The owner's total household income must be at or below 80% of the area median income. Alternatively, a rental unit could be restricted to a household at or below 80% of AMI. 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	Ownership: Rehabilitation	Ownership: Rehabilitation	Ownership: Rehabilitation	Ownership: Rehabilitation	Ownership: Rehabilitation	Rental: Rehabilitation	Rental: Rehabilitation	Rental: Rehabilitation	Rental: Rehabilitation	Rental: Rehabilitation					
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	45%	45%	45%	45%	45%	50%	50%	50%	50%	50%					
§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	See 2021	See 2021	1	N/A	N/A	See 2021	See 2021	1	N/A	N/A					2
§302(c)(4)(E)(ii) Projected Number of Households Served	1	2	2	2	2	2	3	3	3	3					23

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A	20	20	20	20	20					
§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.															
This program is already in existence in St. Helena. The Program will be expanded as a result of PLHA Funds.															