

DRAFT PLHA 5-YEAR PLAN

§302(c)(4) Plan											Rev. 5/7/21					
§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities. The Permanent Local Housing Allocation (PLHA) funds will be utilized to provide emergency housing, bridge housing, transitional housing and supportive services and case management to homeless and at risk of homelessness households. The Council adopted a Homelessness Strategy that includes housing goals and objectives to serve this vulnerable population. The Homelessness Strategy along with the Housing Strategy and the City's Housing Element and Federal Consolidated plan, have set the framework for housing development in the City. The PLHA Plan Amendment includes allowable activities to work toward this goal: 1) Rapid Rehousing rental assistance program for homelessness and at-risk of homeless households; 2) Repurposing commercial/industrial properties for emergency housing; 3) Providing support services and case management to obtain and retain housing; and 4) providing additional transitional housing in the community.																
§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). This Plan will prioritize the development of units for our extremely-low and very-low income households that are homeless or at risk of homelessness. Housing units for homeless households or households at risk of homelessness will target those households with incomes at or below 60 percent of AMI through existing outreach programs in the City of Burbank including the City's StreetPlus Ambassadors and the Burbank Mental Health Evaluation Team (MHET); and through the Coordinated Care System and Community Awareness. These lower income households will benefit from: Services at a navigation center including a safe storage program; referrals to shelter beds and other interim or transitional housing units. Finally, lower income households will receive supportive and case management to obtain and retain housing. These efforts will be consistent with Housing First practices.																
§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 proposed activities in this Plan are goals, policies and programs identified in the current Housing Element and are being expanded upon in the next Housing Element Cycle to be adopted in October 2021 - during the Implementation Phase of the PLHA Plan. The new Housing Element identifies the following: 1) Pursue expanded financial resources to support in the production of housing for Burbank's workforce, disadvantaged communities, and special needs populations; including homeless households; 2) Implement Burbank's Homelessness Plan and work with local agencies to provide a continuum of care for the homeless that includes interim/emergency housing, permanent affordable housing, and access to services; 3) Continue to seek out and provide funding support to local service agencies to provide emergency housing and prevention/diversion services to the homeless and at-risk homeless population; and 4) Collaborate with faith-based and other grassroots community efforts to provide interim/emergency housing and supportive services to the homeless and those at-risk of homelessness through a comprehensive strategy.																
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.																
§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.																
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.																
§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.																
§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.																
§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. As noted in the Plan, all funds will be utilized for Homeless households or those at risk of homelessness. Funds will be utilized in all years for a Rapid Rehousing Program with a current service provider with experience in providing this program in the community. Remaining funds will be utilized to provide emergency or transitional housing units. In addition, funds will be utilized for a navigation center at a safe storage site, and the balance of funds in the five year plan will be used to fund supportive service and case management.																
Complete the table below for each proposed 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	2020	2021	2021	2022	2022	2023	2023							
Type of Activity for Persons Experiencing or At Risk of Homelessness	Rapid Rehousing	Rapid Rehousing	Navigation Center Operating	Rapid Rehousing	Transitional Housing	Rapid Rehousing	Transitional Housing	Rapid Rehousing	Transitional Housing							
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	30.00%	70.00%	45.00%	55.00%	30.00%	70.00%	30.00%	70.00%							
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%	30%	30%	30%	30%							TOTAL
§302(c)(4)(E)(iii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							0
§302(c)(4)(E)(iv) Projected Number of Households Served	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD							0
§302(c)(4)(E)(v) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	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. Coordinate with existing and new service providers as follows: for the Rapid Rehousing rental assistance program meet with current service provider to review and expand the program to meet PLHA goals; select location and service provider to provide emergency shelter beds; work with service provider for safe storage facility to include and expand navigation center; and identify through an RFP/RFQ process a service provider to assist homeless households in housing units with support services and case management. Finally, the creation of transitional housing units could also include the identification of a property for acquisition, rehabilitation or new construction for the creation of new transitional housing units.																
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.																
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.																
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.																
§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.																