

04.24.24 Finance Committee

CA Dept of Housing and Community
Development
Permanent Local Housing
Allocation
5-year Plan Amendment



Permanent Local Housing Allocation (PLHA)

- State Block Grant Funding
- Annual Allocation: \$300,000-\$500,000
- 5-Year Funding Allocation Plan (2019-2023)
- City Council adopted the PLHA Plan on 7/20/20
- Amending the Plan to allow for additional uses
- **Guidelines:**
 - Address affordable housing needs, including homelessness and rental assistance
- 5% Administration allowance



15101 Washington Ave. (Abode Communities)

Amended 5-Year PLHA Funding Plan

PLHA Funding Year	Anticipated Expenditure Period	Activity	Allocation
2019 (Committed)	FY25	15101 Washington Avenue	\$349,960
2020	FY25-FY27	Rental Assistance Program	\$516,749
2021	FY25-FY27	Rental Assistance Program	\$568,663
2022	FY25-FY27	Rental Assistance Program	\$285,017
2023	FY28	Lewelling Interim Shelter and Navigation Center Operations	\$291,881 (est.)
2020-2023	FY25-FY27	Administration	\$87,490 (est.)
5-Year Total (est.)			\$2,099,760

Rental Assistance Program



- Homelessness Prevention Program:
 - Extremely Low- Income Households (30% of Area Median Income "AMI")
 - At risk of homelessness
- Program Design
 - Monthly rent payments directly to landlords
 - Term: 6-18 months
 - Housing First with Supportive Services
 - Maximum: \$800/month/household

Local Rental Assistance Programs

City	Average Monthly Subsidy/ Household	Subsidy Duration (Months)	Total Households Served	Total Subsidy/ Household	Funding Source	Minimum Eligibility
Milpitas	\$645	24	50	\$15,480	PLHA	30% AMI
Hayward	\$690	18	75	\$12,420	ARPA	30% AMI
Oakland	\$726	18	200	\$13,068	Oakland Fund for Public Innovation	30% AMI

2024 HUD Income Limits

Income Limit	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI)	\$32,700	\$37,400	\$42,050	\$46,700	\$50,450	\$54,200	\$57,950	\$61,650
Very Low (50% AMI)	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
Low (80% AMI)	\$84,600	\$96,650	\$108,750	\$120,800	\$130,500	\$140,150	\$149,800	\$159,500

Source: US Department of Housing and Urban Development (HUD), FY 2024 Income Limit Summary for the Oakland-Fremont, CA HUD Metro FMR Area

Lewelling Interim Shelter & Navigation Center

- Former Nimitz Motel
- Interim Housing Plan
- 29 Non-Congregate Transitional Housing Units
- Navigation Center with housing services, meals, restrooms, laundry facilities, and community spaces

- **Project Team**

- Housing Consortium of the East Bay (Developer & Property Management)
- Building Futures (Services Provider)

- **Additional Funders**

- State Homekey Program
- State Budget Act of 2023
- HOME Investment Partnerships American

