

§302(c)(4) Plan

Rev. 2/26/20

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

All PHLA funds across the five year period will be used for operating subsidies for the Hayward Housing Navigation Center (Navigation Center). The Navigation Center opened in November 2019 to help address the City's homelessness crisis. The Navigation Center provides immediate shelter and intensive case management and housing navigation services to up to 45 literally homeless individuals. Residents of the Navigation Center are provided up to 6 months of transitional case management, and up to 9 months of financial support, to clients who have been housed and are receiving subsidy assistance through Flexible Funds. Transitional case management shall include, but not be limited to: reviewing key elements of rental agreement and expectations with client to ensure understanding; establishing utilities for the housing unit/applying for low-income assistance utility programs; working with client on ensuring rents are paid on time; developing a housing crisis response plan outlining plans if challenges arise that may jeopardize housing stability; and planning for self-sufficiency after assistance ends.

§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).

All funds will be used to support householders with Extremely Low Income (30% of AMI and under). The goal of the Navigation Center is to provide literally homeless individuals with a pathway to permanent housing.

§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.

As reported in the 2019 Housing Element Annual Progress Report, there is a program to fund emergency shelters and transitional housing. The Plan is consistent with the following City of Hayward Housing Element, Goal 6: Housing for Persons with Special Needs, under the following objectives:
 Objectives H-6.1: Address Special Housing Needs
 Objective H-6.2: Housing and Supportive Services
 Objective H-6.6: Support Organizations Service the Homeless Community.

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 description of how allocated funds will be used for the proposed Activity.

100% of allocated funds would be dedicated to operation subsidies for the Navigation Center. The Navigation Center is operated by Bay Area Community Services (BACS), a 501©3. BACS was selectec through a competitive process in February 2019. Funds would be used to support BACS staffing as well as flexible funds for residents.

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	2021	2022	2023										
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100%	100%	100%	100%	100%										

§302(c)(4)(E)(ii) Area Median Income Level Served	15%	15%	15%	15%	15%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	N/A	N/A	N/A	N/A	N/A										0
§302(c)(4)(E)(ii) Projected Number of Households Served	48	48	48	48	48										240
§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										
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															
The Navigation Center was opened in November 2019 and is currently operating. The Navigation Center was built and initial operations are funded through one-time Homeless Emergency Aid Program (HEAP) funds. PLHA funds would be used to continue operating the Navigation Center. The Navigation Center is also funded through Proposition 47 funds.															
§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.															
File Name:	Plan Adoption		§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.										Attached and on USB?		