

City of Union City Draft PHLA Plan

<p>§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.</p>
<p>The City of Union City plans to use PLHA funds to assist persons who are experiencing homelessness, by funding the City's CAREEvan Program. The CAREEvan program's mission is to aid community members combatting homelessness within the City by providing them a safe place to park overnight with an opportunity to receive additional social services for individuals and families. The CAREEvan program participants are provided supportive/case management services that allow people to obtain transitional and permanent housing. A portion of the funds will be used to add a full-time homeless case worker / outreach coordinator to support these efforts.</p>
<p>§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).</p>
<p>While the operation of the CAREEvan program does not directly contribute to construction of housing, it does provide a pathway for clients obtain supportive/case management services which allow people to obtain transitional and permanent housing. Persons at risk of homelessness are required to have incomes of no more than 30%AMI, so by serving the unhoused community with PLHA funds this meets the requirement to prioritize investments that increase the supply of housing for households at or below 60% AMI.</p>
<p>§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.</p>
<p>The program activities are consistent with Union City's Housing Element. A primary goal of the Union City Housing Element is to ensure that all persons have equal access to housing. In addition, Policy HE-F.2 of the City's Housing Element seeks to support efforts to provide housing for the homeless.</p>
<p style="text-align: center;">Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))</p>
<p>§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.</p>
<p>§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.</p>
<p>§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.</p>
<p>§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.</p>
<p>§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.</p>
<p>§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.</p>

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.

The fund will be used to support and expand the City's CAREavan program which assists combatting homelessness within the City by providing community members a safe place to park overnight with an opportunity to receive additional social services for individuals and families. The CAREavan program participants are provided supportive/case management services that allow program participants to obtain transitional and permanent housing. A portion of the funds will be used to add a full-time homeless case worker / outreach coordinator to support these efforts.

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	Transitional	Transitional	Transitional	Transitional	Transitional										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	100.00%	100.00%	100.00%	100.00%										
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%										TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 only	2019= 317														0

§302(c)(4)(E)(ii) Projected Number of Households Served	50	50	50	50	50										250
§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	na										
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															
The funds will provide support for the City's CAREavan program and establishment of a full-time homeless case worker /outreach coordinator. The funds will cover yearly program costs, which include employee salaries, services including mobile shower units and provision of internet/wifi, and supplies including toiletries, PPE, etc. for the staff and program participants.															
§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.															