

**§302(c)(4) Plan**

Rev.10/28/2024

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

The City of Commerce intends to use the PLHA allocated funds to provide grants for the rehabilitation of affordable housing for households earning up to 120% AMI.

**§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).

A portion of the rehabilitation grants that are funded through the PLHA allocation may be provided to households with incomes at or below 60% AMI. The program will assist households earning up to 120% AMI. This does not mean only households earning those percentages will qualify or be allowed to participate. Households earning less than 120% are eligible to participate and the City anticipates assisting some households with incomes at or below 60% AMI.

**§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 goals and policies contained in the Housing Element address identified needs and are implemented through a series of programs and actions. The Plan is consistent with the following programs set forth in the City's 2021-2029 Housing Element: (Policy 4.2) Provide financial assistance to rehabilitate dwelling units owned or occupied by special needs and lower income households; (Policy 4.3) Encourage property owners to rehabilitate substandard residential units and maintain their properties to the greatest extent possible; and (Program 4.3) Home Preservation Grant Program - as a subgrantee to LACDA, program addresses substandard housing conditions by providing residential rehabilitation grants (up to \$20,000) to qualified low- and moderate-income residents.

**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.

PLHA allocated funds will be used to provide grants to households earning up to 120% AMI to rehabilitate owner-occupied housing units. Rehab grants will be available for up to \$25,000.

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2023														
Type of Affordable Housing Activity	Rehabilitation of Rental/Ownership Housing														
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for Each Affordable Housing Activity	100%														
<b>What Percentage of the Percentage Above Will be Used for Ownership Housing?</b>	100%														
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	120%														<b>TOTAL</b>
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at the AMI Level <b>Note: complete for years 2021, 2022, 2023 only</b>	128														128
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	2														2
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	5														

**§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.

Policies, procedures, and guidelines will be put in place for the owner-occupied housing rehab grants. Rehabilitation projects typically take 3-6 months to complete from application review to construction completion. The City anticipates processing and completing approximately 2 rehab projects within a year. Major steps for the rehab program include: receive applications; review applications; qualify eligible households; process the grant documents; prepare an inspection, scope of work, and cost estimate; release a Notice Inviting Bids; contractor selection; and monitor the rehab work until completion.

<b>File Name:</b>	<a href="#">Plan Adoption Reso</a>	<b>§302(c)(4)(D)</b> 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.	Uploaded to HCD?
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**Total Percentage of Funds Allocated Calculator (2021 - 2023)**

2021 Allocation	
Admin	0%
Funds Allocated	0%
<b>Total Percentage of Funds Allocated for 2021</b>	<b>0%</b>

2022 Allocation	
Admin	0%
Funds Allocated	0%
<b>Total Percentage of Funds Allocated for 2022</b>	<b>0%</b>

2023 Allocation	
Admin	0%
Funds Allocated	100%
<b>Total Percentage of Funds Allocated for 2023</b>	<b>100%</b>

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