

§302(c)(4) Plan

Rev. 2/16/22

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

Inyo County will use the funds for the predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including ADUs, that meets the needs of a growing workforce earning up to 120-percent of AMI (Activity 2). ADUs shall be available for occupancy for a term of no less than 30 days. PLHA funds will be utilized for two programs under this activity: A) Beginning in year 1 and continuing through year 5, Inyo County will use PLHA funds to provide a low-interest loan program for low-to-moderate income homeowners in need of repairs on their single family homes, or mobile homes set on a permanent foundation, and owners of multi-family rental properties where at least half of tenants are low income households under 60% AMI; and B) loans to low-to-moderate income homeowners for the development of ADUs and JADUs for long-term rental, with up to 20% of the loan forgivable if the homeowner can show that the ADU has been rented for at least 5 years to a tenant with income under 60% AMI and 30% of the loan forgivable if the ADU was rented for at least 5 years to a tenant with income under 30% AMI. During the term of this program, Inyo County will seek additional funds to add to the program and increase the amount available in this revolving loan fund, and program income will be returned to the loan fund.

§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).

Inyo County will prioritize investments for households with incomes at or below 60% AMI by making low interest loans available to owners of multi-family rental housing for rehabilitation and repair only if at least half the tenants are low income households under 60% AMI; and by providing loans to low-to-moderate income homeowners for the development of ADUs and JADUs for long term rental, with up to 20% of the loan forgivable if the homeowner can show that the ADU has been rented for at least 5 years to a tenant with income under 60% AMI and 30% of the loan forgivable if the homeowner can show that the ADU has been rented for at least 5 years to a tenant with income under 30% 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.

This proposed use of PLHA funding is directly in line with Inyo County Housing Element Program 1.1.1 and Inyo County Housing Element Program 1.2.1. Inyo County Housing Element Program 1.1.1 reads: The County has initiated a rehabilitation program with the goal of encouraging owners of vacant houses to rehabilitate them and rent or sell them. This program also includes funding for ADUs/JADUs. Inyo County Housing Element Program 1.2.1: The County shall ensure sensitive residential code enforcement and provide information on available rehabilitation assistance to bring substandard residential structures and neighborhoods into compliance with County Code and be improved to meet current fire safe ordinances pertaining to access, water flow, signing, and vegetation clearing. Using PLHA funds and the above-described 5-year plan, funding will be available both for Housing Element Program 1.1.1 and 1.2.1.

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.

Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing

50%

Allocated funds for this eligible activity will be used to advance two programs detailed in Inyo County’s Housing Element: 1) Housing Rehabilitation Funding (including ADU and JADU); and 2) Housing Rehabilitation Code Enforcement. The funds will be marketed to Inyo County homeowners as an inexpensive opportunity to invest in home upkeep, rehabilitation, and ADU development for purposes of owner-occupied housing or rental housing, and Inyo’s Code Enforcement Officer will have informational materials on the programs that can be shared with homeowners whose houses are in a state of disrepair. For ADU/JADU construction, this program will be paired with the release of pre-approved ADU prototypes and plans, that can vastly lower the cost of building additional dwelling units on existing property. ADU/JADUs that are constructed with these loans or utilize the preapproved ADU prototypes will not be eligible to be permitted for overnight or short term rentals. Loans of up to \$25,000 will be available for single family home rehabilitation, loans of up to \$10,000 per unit for multifamily housing units, or loans of \$75,000 for ADU/JADU construction. For multifamily housing rehabilitation loans to be made available, at least half of the tenants in the multifamily housing complex must be under 60% AMI.

Complete the table below for each proposed Affordable Rental and Ownership Housing 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	2019	2020	2020	2021	2021	2022	2022	2023	2023					
Type of Affordable Housing Activity	Rehab and preservation of rental and ownership housing	Development of rental housing	Rehab and preservation of rental and ownership housing	Development of rental housing	Rehab and preservation of rental and ownership housing	Development of rental housing	Rehab and preservation of rental and ownership housing	Development of rental housing	Rehab and preservation of rental and ownership housing	Development of rental housing					
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%					
§302(c)(4)(E)(ii) Area Median Income Level Served	120%	120%	120%	120%	120%	120%	120%	120%	120%	120%					TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for years 2019, 2020, 2021 only	125	125	125	125	125	125	125								875
§302(c)(4)(E)(ii) Projected Number of Households Served	2	1	3	1	4	2									13

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55	55	55	55	55	55	55	55	55	55					
§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.															
<p>The County has already established a relationship with Mammoth Lakes Housing, an affordable housing provider, to develop guidelines for this program, which were completed in 2021. The County anticipates partnering with Mammoth Lakes Housing to draft an application form for both the rehabilitation program and the ADU/JADU loan program by January, 2023, for Board of Supervisors approval. Upon approval, the program would begin accepting applications. This will happen in Q1 of 2023.</p>															