

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of the City of Porterville on Tuesday, March 5, 2024, at 6:30 p.m. or as soon thereafter as the matter can be heard in the Council Chambers at City Hall, 291 N. Main Street, Porterville, California, in order to consider an amendment to the Permanent Local Housing Allocation (PLHA) Program, 5-year Plan. PLHA funding over the five years is estimated to be \$2,056,524. An amendment to the five-year plan has been drafted to reallocate funds for Years 2 through 5 that support programs directed at assisting people who are experiencing homelessness and those earning under 30% of the area median income

This notice and 10-day public comment period are given in order to provide interested parties an opportunity to be heard and to present their views regarding the proposed plan. A draft of the plan is on file in the office of the Porterville Community Development Department at City Hall, 291 N. Main Street as well as on the city's website [www.ci.porterville.ca.us](http://www.ci.porterville.ca.us) and is available for inspection by any and all persons interested therein. The public hearing will be streamed via the City's YouTube channel <https://www.youtube.com/channel/UC5KuhSrNMNL9nwHJVtnJvvA>. Written comments may be submitted to [CouncilMeetingComments@ci.porterville.ca.us](mailto:CouncilMeetingComments@ci.porterville.ca.us) prior to the start of the meeting and will be read aloud for Council consideration.

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Deputy City Clerk at (559) 782-7442. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.

DATED: February 23, 2024

Claudia Calderon  
Acting Community Development Director

## AVISO DE AUDIENCIA PÚBLICA

Se da aviso de que el Concilio de la Ciudad de Porterville tendrá una audiencia pública el martes 5 de marzo de 2024 (detalles de participación disponibles en [www.ci.porterville.ca.us](http://www.ci.porterville.ca.us)) a las 6:30 p.m. o poco tiempo después, tan pronto como sea posible en las Cámaras del Concilio en la Ciudad, 291 N. Main Street, Porterville, California, para considerar una enmienda al plan de cinco años bajo el Programa de Asignación de Vivienda Local Permanente (PLHA), Componente de Fórmula. Los fondos de la PLHA para los próximos cinco años se estima en \$2,056,524. Se elaboró una enmienda al plan de cinco años para reprogramar fondos del segundo al quinto año del plan que se utilizarán para apoyar los programas dirigidos a ayudar a las personas que no tienen hogar y a quienes ganan menos del 30% del ingreso medio del área.

Este aviso y el período de comentarios públicos de 10 días se brindan para dar oportunidad a las partes interesadas de ser escuchados y presentar sus puntos de vista sobre la enmienda al plan propuesto. Un borrador del plan está archivado en la oficina del Departamento de Desarrollo Comunitario de Porterville en, 291 N. Main Street, así como en el sitio web de la ciudad [www.ci.porterville.ca.us](http://www.ci.porterville.ca.us) y está disponible para su inspección por cualquiera y todas las personas interesadas en el mismo. La audiencia pública se transmitirá a través del canal de YouTube de la Ciudad <https://www.youtube.com/channel/UC5KuhSrNMNL9nwHJVtnJvvA>. Los comentarios por escrito pueden enviarse a [CouncilMeetingComments@ci.porterville.ca.us](mailto:CouncilMeetingComments@ci.porterville.ca.us) antes del comienzo de la reunión y se leerán en voz alta para consideración del Consejo.

En cumplimiento con la Ley de Estadounidenses con Discapacidades y la Ley Ralph M. Brown de California, si necesita asistencia especial para participar en esta reunión, o para poder acceder a esta agenda y documentos en el paquete de agenda, comuníquese con el Secretario Municipal Adjunto en (559) 782-7442. La notificación de 48 horas antes de la reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esta reunión y/o proporcionar un formato alternativo apropiado de la agenda y los documentos en el paquete de la agenda.

FECHA: 23 de Febrero del 2024

Claudia Calderon, Directora Interina del Departamento de Desarrollo Comunitario

## Exhibit A: Amended PLHA 5-Year Plan

### City of Porterville Permanent Local Housing Allocation Program Five-Year 2019-2023 Plan Amendment 2

## §302(c)(4) Plan

**Introduction:** In 2017, Senate Bill 2 (the Building Homes and Jobs Act) created the Permanent Local Housing Allocation (PLHA) program. The California Department of Housing and Community Development (HCD) announced the availability of approximately \$195 million in funding for the PLHA program Entitlement and Non-entitlement Local government formula component Notice of Funding Availability (NOFA). This NOFA is funded from moneys deposited in the Building Homes and Jobs Trust Fund (Fund) in calendar year 2019.

Funding for this NOFA is provided pursuant to Senate Bill (SB) 2 (Chapter 364, Statutes of 2017). SB 2 established the Fund and authorizes the Department to allocate 70 percent of moneys collected and deposited in the Fund, beginning in calendar year 2019, to Local governments for eligible housing and homelessness activities. The intent of the bill is to provide a permanent, ongoing source of funding to Local governments for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.

**Purpose:** The City of Porterville is considered an Entitlement Local government, and is eligible for a 2019 formula allocation of PLHA funds in the amount of \$342,754. The approximate PLHA five-year formula allocation amount is \$2,056,524. PLHA funds must be used to carry out one or more of the eligible activities listed below:

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.
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 Area Median Income (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. See Appendix B for a list of High-cost areas in California.
3. Matching portions of funds placed into Local or Regional Housing Trust Funds.
4. Matching portions of funds available through the Low- and Moderate- Item No. 17. Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
5. Capitalized Reserves for Services connected to the preservation and creation of new Permanent supportive housing.
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.

7. Accessibility modifications in Lower-income Owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
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.

**Requirements:** In order to participate in the formula allocation, the City of Porterville is required to develop a five-year plan detailing the manner in which allocated funds will be used for eligible activities.

**Plan:** With City Council and the community's input, it is recommended that the City of Porterville utilize the funds in the following manner:

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

- A. The City of Porterville plans to use PLHA funds for three (3) priorities, distributed over three (3) possible activities that assist persons who are experiencing homelessness or at risk of homelessness. *§301(a)(6) Assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, 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.*
- B. The City of Porterville Plans on opening an RFP to allow agencies to apply for funding. There are three priorities identified (not listed in order of priority, numbering is only for identification purposes):
  1. Provide operating costs for navigation centers
  2. Provide operating costs for emergency shelters and/or bridge housing programs.
  3. Support Permanent Housing Programs to provide operating costs for permanent supportive housing programs.

**II. §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. The City of Porterville will continue to prioritize investments that increase the supply of affordable housing for households under 60% AMI with PLHA funds. People experiencing homelessness, who are currently served by KTHA programs are typically under 30% Area Median Income (AMI); therefore, all the proposed priorities will serve households under 60% AMI.

**III. §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.**

A. The City permits social service facilities, including emergency shelters, in the RM-3, CMX, D-MX, DRM-2, and DRM-3 zoning districts via a conditional use permit. Further, social service facilities are allowed by right in the CR and CG zone districts.

B. The City permits transitional and supportive housing in all zoning districts that allow residential uses, subject only to the restrictions that would apply to a residential use of the same type. Section 301.22 of the City’s Development Ordinance clarifies this accommodation.

C. Housing Element Goals consistent with the PLHA program priorities.

1. Goal 2: Expand the City’s low- and moderate-income housing opportunities.

- Policy 2.5 - The City will pursue local, state, and federal funding assistance that is appropriate to Porterville’s needs to expand affordable housing opportunities for low- and moderate-income households

2. Goal 3: Address the housing needs of special populations, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.

- Policy 3.1 - The City will maintain an adequate supply of appropriately designated land for special needs housing, including seniors, disabled persons, large households, farmworkers, the homeless, and transitional persons.
- Policy 3.2 - The City will encourage the development and rehabilitation of housing that is accessible to persons with disabilities.
- Policy 3.3 - The City will pursue land use policies that allow small residential developments and individual housing units meeting special needs to be integrated into existing neighborhoods and new residential developments.

- Policy 3.4 - The City will work with surrounding jurisdictions to address the needs of transient homeless persons on a regional basis.
- Policy 3.5 - Continue to participate in the Kings/Tulare County Continuum of Care (“the Alliance”) and work with adjacent jurisdictions to develop additional shelter opportunities.

**IV. Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))**

*§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.*

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

*(This portion of the plan is being proposed to be amended as follows (Attachment 1 budget summary provided for further clarification)*

**A. Priority 1: Navigation Center:**

1. Operating costs for a Navigation Center: PLHA funds would be used for operation costs associated with a new or existing Navigation Center. The Navigation Center would serve as a central location for people who are experiencing homelessness to connect to services to help them obtain housing or overcome barriers in obtaining housing.

**B. Priority 2: Emergency Shelter**

1. Operating costs for an Emergency Shelter: PLHA funds would be used for operating costs needed to run an emergency shelter. This will assist in ensuring that low barrier beds for people who have been identified by the local Continuum of Care on Homelessness, the Kings/Tulare Homeless Alliance (KTHA) continue to be available. KTHA currently uses a vulnerability index to prioritize housing for people experiencing homelessness. Additionally, using a coordinated entry system, KTHA, is able to make referrals form one database, in order to have a streamlined application and referral system between agencies who serve people experiencing homelessness.
2. The City would consider Operating costs for a bridge housing beds, leading to permanent housing: The City plans on working with eligible non-profits who provide bridge housing programs to help cover some gaps in

operational financing, allowing them to continue providing housing to program participants that are currently working on permanent housing solutions.

**C. Priority 3: Permanent Housing:**

1. The City would consider Operating costs for Permanent Supportive Housing (PSH) Programs: The City plans on working with eligible non-profits and/or affordable housing developers who provide services to existing PSH programs to help cover some gaps in operational financing/or provide required match for funding, allowing them to continue providing housing to program participants that are currently receiving PSH housing vouchers. This would include increasing the percentage of PLHA funds in years 4 and 5 to include operating expenses for multi-family housing with units dedicated to people experiencing homelessness. This will assist in ensuring that PSH units created for people experiencing homelessness, have the necessary case management to provide PSH units with a connection to supportive services.

**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).**

INSERT FINAL AMENDMENT TABLE HERE

**VI. §302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.**

Within 6 months after award is received:

- Create, publish and award and RFP offering an opportunity to fund an eligible entity to apply for PLHA funds to be used on one or more of the priorities identified in the plan.
- Enter into agreement (s) to execute each program

Monthly:

- Monitor progress
- Obtain monthly accomplishment data from subrecipients

Yearly:

- Complete yearly accomplishment report

- Apply for subsequent year funding to execute 5-year Plan



Attachment 1: Current and Proposed Amended Budget Summary

Current Plan (%)						
Category of Funding	2019	2020	2021	2022	2023	5-YR TOTAL
Administration	5%	5%	5%	5%	5%	5%
Navigation Center	25%	25%	25%	25%	25%	25%
Emergency Housing & Bridge Housing	60%	60%	50%	50%	50%	54%
Permanent	10%	10%	20%	20%	20%	16%
<i>PSH Operations</i>	10%	10%	20%	20%	20%	16%
<i>Flex Fund-to support PSH &amp; RR</i>	-	-	-	-	-	0%
<i>Rapid-Rehousing Rental Assistance &amp; Operations</i>	-	-	-	-	-	0%
	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Amendment 2 (%)						
Category of Funding	2019	2020	2021	2022	2023	5-YR TOTAL
Administration	5%	5%	5%	5%	5%	5%
Navigation Center	25%	25%	25%	25%	25%	25%
Emergency Housing & Bridge Housing	60%	66%	63%	60%	60%	62%
Permanent	10%	4%	7%	10%	10%	8%
<i>PSH Operations</i>	10%	4%	7%	10%	10%	8%
<i>Flex Fund-to support PSH &amp; RR</i>	-	-	-	-	-	0%
<i>Rapid-Rehousing Rental Assistance &amp; Operations</i>	-	-	-	-	-	0%
	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Current Plan (\$)						
Category of Funding	2019	2020	2021	2022	2023	5-YR TOTAL
Administration	\$ 17,137.70	\$ 26,637.25	\$ 29,313.50	\$ 14,692.00	\$ 15,045.75	\$ 102,826.20
Navigation Center	\$ 85,688.50	\$ 133,186.25	\$ 146,567.50	\$ 73,460.00	\$ 75,228.75	\$ 514,131.00
Emergency Housing & Bridge Housing	\$ 205,652.40	\$ 319,647.00	\$ 293,135.00	\$ 146,920.00	\$ 150,457.50	\$ 1,115,811.90
Permanent	\$ 34,275.40	\$ 53,274.50	\$ 117,254.00	\$ 58,768.00	\$ 60,183.00	\$ 323,754.90
<i>PSH Operations</i>	\$ 34,275.40	\$ 53,274.50	\$ 117,254.00	\$ 58,768.00	\$ 60,183.00	\$ 323,754.90
<i>Flex Fund-to support PSH &amp; RR</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Rapid-Rehousing Rental Assistance &amp; Operations</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$ 342,754.00</b>	<b>\$ 532,745.00</b>	<b>\$ 586,270.00</b>	<b>\$ 293,840.00</b>	<b>\$ 300,915.00</b>	<b>\$ 2,056,524.00</b>

Amendment 2 (\$)						
Category of Funding	2019	2020	2021	2022	2023	5-YR TOTAL
Administration	\$ 17,137.70	\$ 26,637.25	\$ 29,313.50	\$ 14,692.00	\$ 15,045.75	\$ 102,826.20
Navigation Center	\$ 85,688.50	\$ 133,186.25	\$ 146,567.50	\$ 73,460.00	\$ 75,228.75	\$ 514,131.00
Emergency Housing & Bridge Housing	\$ 205,652.40	\$ 346,284.25	\$ 381,075.50	\$ 190,996.00	\$ 180,549.00	\$ 1,304,557.15
Permanent	\$ 34,275.40	\$ 21,309.80	\$ 41,038.90	\$ 29,384.00	\$ 30,091.50	\$ 156,099.60
<i>PSH Operations</i>	\$ 34,275.40	\$ 21,309.80	\$ 41,038.90	\$ 29,384.00	\$ 30,091.50	\$ 156,099.60
<i>Flex Fund-to support PSH &amp; RR</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Rapid-Rehousing Rental Assistance &amp; Operations</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$ 342,754.00</b>	<b>\$ 532,745.00</b>	<b>\$ 586,270.00</b>	<b>\$ 293,840.00</b>	<b>\$ 300,915.00</b>	<b>\$ 2,056,524.00</b>

