Monterey County

Monterey County Government Center
168 W. Alisal St., 2nd Floor
Monterey Room
Salinas, CA 93901

Meeting Agenda - Final-Revised

Friday, December 20, 2019
9:00 AM

Monterey County Urban Standing Committee

Supervisor John M. Phillips
Supervisor Chris Lopez
Call to Order

Public Comment Period

Approval of Action Minutes

1. Approve the Monterey County Standing Committee Draft Action Minutes of March 19, 2019.

   **Attachments:** Draft 2019-3-19 Urban Standing Committee Minutes

Regular Agenda

2. It is recommended that the Urban County Standing Committee approve the NPLH funding options for the Monterey County Notice of Funding Availability (NOFA) dated November 21, 2019. Approve the funding options that also include the Community Development Block Grant Funds (CDBG) funds noticed in the November 21, 2019 First Substantial Amendment to the Urban County’s 2019-2020 Annual Action Plan.

   **Attachments:** 2019-12-20 Final Staff Report Substantial Amendment Nov 21 NOFA
                  Attachment A - 2019-11-21 - Notice of Funding Availability CDBG HOME NPLH
                  Attachment B - Funding Source Matrix Options 1-4

Adjournment

Copies of staff reports or other written documentation relating to items referenced on this agenda and/or submitted after distribution on the agenda packet are on file and available for public inspection at the Economic Development/Housing Office, Monterey County Government Center, 168 W. Alisal St., 3rd Floor, Salinas, CA 93901.

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Condado de Monterey al (831) 755-5390, si Usted necesita asistencia o una acomodación para poder participar en una reunión pública o si Usted necesita la agenda y documentos públicos modificados como requerido por la sección 202 de la Ley de Estadounidenses con Discapacidades (ADA por sus siglas en inglés). Los siguientes servicios están disponibles cuando las peticiones son hechas antes de las 5:00 de la tarde del viernes antes de esta reunión notificada: intérpretes de lenguaje de señas americano durante una reunión, agenda con impresión grande o minutos en otro formato. Si Usted requiere asistencia de un intérprete, por favor comuníquese con Anita Nachor en la Oficina de Desarrollo Económico/Vivienda al 831-755-5381. Se hará todo lo posible para atender las peticiones de asistencia de traducción. Las peticiones deben hacerse tan pronto como sea posible y con un mínimo de 24 horas de anticipación de cualquier reunión.
MONTEREY URBAN COUNTY STANDING COMMITTEE MINUTES

Monterey County Government Building
Workers Development Conference Room
1441 Schilling Place – North, Salinas, CA
Thursday, March 21, 2019, 3:30 PM

Members Present: Supervisors John Phillips and Chris Lopez

Other Jurisdictions Represented: Matthew Sundt, City of Gonzales

Staff Present: Rosa Camacho-Chavez, Darby Marshall, and Anita Nachor

Others Present: Ceci Romero, Xina Garcia, Carly Mayberry, Amanda Musones, Rancho Cielo, May Nguyen, Environmental Justice Coalition for Water (EJCW), Katy Castagna, United Way Monterey County, Barby Wunsch, Grid Alternatives, Regina Gage, Meals on Wheels, Jack Murphy, Veterans Transition Center (VTC), Georgina Alvarez, Central Coast for Independent Living (CCCIL), Jessica Rivas, Monterey County Housing Authority Development Corporation (HDC), Priscilla Barba, Supervisor Lopez, Andrew Vie, Boys and Girls Club of Monterey County

1) Call to order, roll call:
   Supervisor John Phillips asked that the record show that both County members were present. Supervisor Phillips called the meeting to order at 3:35 PM.

2) Public Comment:
   None

3) Minutes:
   Supervisor Phillips moved that the minutes of March 9, 2018 meeting be approved. The motion was approved without objection, minutes were accepted.

4) New Business:
   a. Receive the Calendar for Program Year 2019-2020
      Supervisor Phillips moved to approve the calendar for Fiscal Year 2019-2020 and the motion was seconded by Supervisor Lopez. The motion carried unanimously.

   b. Review Proposals for Projects and Services, including Fair Housing, and Direct Staff to Prepare the Draft 2019-2020 Annual Action Plan for Consideration by the Board of Supervisors on April 2, 2019.
      The calendar this year include a 35-day shutdown, because of the delay we did not receive the actual allocation from U.S. Department of Housing and Urban Development (HUD).
The Housing Department proposes that we return to the full Board of Supervisors (BOS) in June 2019 to approve the Action Plan and hopefully by that time we will have the final allocation amount. On May 7, 2019 return to the BOS to have an open Public Hearing and to open the 45-day public comment period. This process will lay the groundwork for the next 3-year consolidated plan done in conjunction with the other entitlement communities (Monterey, Seaside, and Housing Authority). The comment period is longer then in the past because we are also going to be starting the public comment period for the Affirmatively Furthering Fair Housing Study that has been going on for the last 18 months. Since the Housing Authority has a 45-day public comment period all jurisdictions will do the same.

Make minor corrections to the Citizen Participation Plan.

Supervisor Lopez stated that on the Urban County Timelines for FY 2019/2020 the first due date should read 11/15/18.

The Housing Department anticipates receiving $1.369 million dollars in Community Development Block Grant (CDBG) funds to allocate. By law, we can allocate up to 15% of the grant or $209,149 for public services, and up to 20% or $279,000 for Administrative expenses. Funds not spent for public service or Administrative expenses rolls to public facilities, affordable housing, etc. If the funds remain unspent at the end of the year the funds are not recaptured for administrative expenses. Del Rey Oaks is allocated $76,000, they will provide $46,000 for program income they will spend. The Housing Department will be receiving that amount back, they are deferring this year. We will have that money to spend this year. The City of Gonzales is allocated $165,000. The City of Greenfield is allocated $260,000.00 and the County has roughly $587,000-$560,000 to allocate to 2 projects if the BOS recommends to fully fund the one project that we have received an application for.

The City of Gonzales would like to subsidize high-speed internet services for everyone in the community. Unfortunately, the private internet providers have made the improvements, so we are unable to pay for any of the improvements. They also requested an Anima Control Vehicle but that is not allowed. The Housing Department is working with the city to see if they want to complete a 5th street improvement.

Supervisor Lopez had a question about a letter that is referenced twice from the City of Greenfield’s fire chief was mentioned in the materials but was not included in the package. The summary of the applications was included in the package. The full application/backup was not included. Darby Marshall will provide Supervisor Lopez with a copy of the letter if requested.

The County of Monterey has received requests for totaling $253,500 for public services. There is one new project from the Monterey County Housing Authority Development Corporation (HDC). They have proposed to complete a similar program to what they did with Rippling River last year but doing it at Los Ositos. Otherwise, we have the same list of applicants as in the past. The only thing that we must fund out of the $253,500 is Fair housing. In the past we have used Echo Housing and they use office space in the Housing Office at the County and they also utilize office space provided by the City of Monterey.
does the same. We also subsidize legal services for senior for fair housing. As in prior years the funding is kept at $20,000.

Regina Gage, Executive Director with Meals on Wheels of the Salinas Valley provided an update on Meals on Wheels. She thanked Darby Marshall for taking her calls and the Supervisors. She stated that Meals on Wheels have been in place for 47 years and serves 200 home bound seniors every week. They serve meals to all of North, South and Salinas Valley. Regina also stated that recently Meals on Wheels launched a new website. Also announced that a pilot program has been launched, the Meals on Wheels of the Monterey Peninsula uses their kitchen to prepare homemade meals for the clients. The first launch started with a small group of clients from North County.

The City of Greenfield has 2 projects, either making sidewalk improvements on Walnut Avenue improvements or purchasing a fire truck. The Walnut Avenue improvements will support their Walnut avenue specific plan development and housing.

The City of Sand City is working on the Calabrese Park Project funded last year.

Environmental Justice Coalition for Water (EJCW) which was funded last year. The board will need to decide how to allocate to this project.

North County Recreation Department will try to complete work on their North County Facilities.

Greenfield Commons is an affordable Housing Development that is proposed in Greenfield in the Walnut Avenue specific plan area. They are requesting funding to help purchase land for the affordable housing project. This project is an allowed use of CDBG Funding. CDBG funds cannot be used to build new housing but the funding can be used for land acquisition. The one challenge is that they will have to complete the application and be in construction within a year of drawing funds down. If the board elects to recommend funding for the Greenfield Commons project, The Housing Office suggests that the board delays their draw down until April 2020. This will allow Greenfield Commons to get most of their fundraising out of the way for the vertical construction.

Grid Alternatives has been receiving funding for the past 6 years. They assist with Solar Systems for Low and Moderate homes and assist homeowners with paperwork to apply for tax credits and rebates.

EJCW was funded last year. The Housing Department is still modifying the contract. EJCW has not been able to spend their $176,000 that was allocated to them in 2018. If there was excess funding EJCW was to receive it. The allocated funds expire as of June 2020.

Mae Nguyen, Program Director, EJCW, provided an update. She stated that EJCW is a statewide organization, they have a main office in Sacramento that serves the Central Valley and an office in the Bay Area and an office here in Salinas. Their proposal for this year is to address the 200 small water systems. The small water systems throughout our greater Monterey county that are out of compliance for nitrate and arsenic contamination.
Nitrate causes spontaneous abortions, miscarriage issues pregnant issue and health problems, blue baby syndrome. A system has anywhere from 2-15 households connected to it. Out of these two hundred there are 52 systems that are low income communities. These 52 systems serve 253 households, not including accessories which means occupants and renters that live in a side home for example.

The proposal this year specifically is to compliment a proposed regulation on the point of entry/point filtration device that the county is considering enforcing. A point of use system is a filter that you would install at the faucet. Point of entry system is one you install at the entrance to your home. The devices must be purchased, installed, and monitored. EJCW are partnering with the Environmental Health Bureau that has come up with their own funding to support the ongoing operations and monitoring for these systems. Monitoring these systems is a critical part otherwise a household might be relying on a deficient system.

After discussion, Supervisor Phillips moved to approve $250,000 for the Greenfield Commons Housing land acquisition and $270,000 for the Environmental, plus any extra funds plus services as they were aligned in the staff report for the ECIW point of Entry and Point of use system.

And VTC coming out of the Administrative pot. Move forward with preparing the action plan and come back on May 7th, 209.

And the motion was seconded by Supervisor Lopez. The motion carried unanimously. Coordinate with Supervisor Phillips office because we can get the word out about the small water system in North County. There alternatives and possible assistance for some households and senior citizens.

5) **Adjournment:**
The meeting was adjourned at 4:15 PM.
MONTEREY COUNTY URBAN STANDING COMMITTEE

MEETING: December 20, 2019  AGENDA NO.: 2

SUBJECT: It is recommended that the Urban County Standing Committee approve the NPLH funding options for the Monterey County Notice of Funding Availability (NOFA) dated November 21, 2019. Approve the funding options that also include the Community Development Block Grant Funds (CDBG) funds noticed in the November 21, 2019 First Substantial Amendment to the Urban County’s 2019-2020 Annual Action Plan.

DEPARTMENT: CAO-IGLA, Housing and Economic Development Division

RECOMMENDATION:
It is recommended that the Urban County Standing Committee approve the NPLH funding options for the Monterey County Notice of Funding Availability (NOFA) dated November 21, 2019. Approve the funding options that also include the Community Development Block Grant Funds (CDBG) funds noticed in the November 21, 2019 First Substantial Amendment to the Urban County’s 2019-2020 Annual Action Plan.

SUMMARY:
The Urban County Standing Committee is being asked to approve the NPLH funding options for the Monterey County Notice of Funding Availability (NOFA) dated November 21, 2019. The funding options include the CDBG funds noticed in the November 21, 2019 First Substantial Amendment to the Urban County’s 2019-2020 Annual Action Plan.

On January 7, 2020 at 10:30 a.m. at the Monterey County Government Center, 168 W. Alisal Street, 1st Floor, Salinas, CA, the Board of Supervisors will conduct a public hearing and close the public comment period on the First Substantial Amendment to the Urban County’s 2019-2020 Annual Action Plan for the Community Development Block Grant (CDBG) program. The CDBG funds that are part of the funding consideration for the County’s NOFA described in this staff report dated November 21, 2019 (Attachment A) will be closed. The public comment period for the CDBG funds was opened on November 21, 2019.

On December 10, 2019, the Board of Supervisors adopted a resolution that authorized the Director of Health or Assistant Director of Health to submit project applications for and participate in the No Place Like Home Program for the Competitive Round 2 Allocation funds for the development of permanent supportive housing for people with a serious mental illness who are homeless, chronically homeless or at-risk of chronic homelessness; and authorized the Director of Health or Assistant Director of Health to submit project applications for and participate in the No Place Like Home Program for the Noncompetitive Allocation funds for the development of permanent supportive housing for people with a serious mental illness who are homeless, chronically homeless or at-risk of chronic homelessness.

Background on NPLH
On July 1, 2016, Governor Jerry Brown signed landmark legislation enacting the “No Place Like Home (NPLH) Program” to dedicate $2 billion in bond proceeds for counties to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for people with a serious mental illness.
mental illness who are homeless, chronically homeless or at-risk of chronic homelessness. The
bonds are repaid by funding from the Mental Health Services Act (MHSA).

On August 15, 2018, the California Department of Housing and Community Development
(HCD) released the Notice of Funding Application (NOFA) for $190 million in Noncompetitive
Allocation NPLH program funds. Monterey County has met the Noncompetitive Allocation
threshold requirements and is eligible to submit one or more project applications to utilize
$3,938,610 in noncompetitive funding. Additionally, on September 27, 2019, HCD released the
NOFA for $622 million in Competitive Round 2 NPLH program funds. Monterey County may
submit multiple project applications to compete for $52,445,511 available to “mid-sized
counties”, which includes fourteen (14) counties with a population of 200,000 to 750,000, for
Competitive Round 2 NPLH program funds.

The County may submit Competitive Round 2 NPLH program applications, one in partnership
with Interim, Inc., and three in partnership with EAH Housing, two in the City of Greenfield and
one in the City of Marina. Should these projects not be ready by the due date of January 8, 2020,
they may be considered in subsequent competitive funding rounds.

Available funds to be leveraged with applications for competitive NPLH funds in this NOFA
include: NPLH Noncompetitive Allocation, Whole Person Care Pilot funds, Community
Development Block Grant, the HOME Investment Partnerships Program (HOME), Monterey
County Inclusionary Housing funds, and Redevelopment Housing Trust funds. If
Noncompetitive Allocation funds are not used during the Competitive Round 2 cycle, they may
be used to leverage projects during a future competitive cycle or for project(s) applying only for
Noncompetitive Allocation NPLH program funds. All Noncompetitive Allocation NPLH
program project applications must be submitted to HCD no later than February 15, 2021.

On December 10th, the Board of Supervisors authorized the Director of Health or Assistant
Director of Health to submit project applications to HCD to participate in the NPLH program,
and additionally committing the County to provide supportive services as specified in the NPLH
Program Guidelines, including: 1) Making mental health supportive services available to each of
the project’s tenants for a least 20 years; and 2) Coordinating the provision of or referral to other
services (including, but not limited to, substance use services). The Director of Health or
Assistant Director of Health may submit one or more Project applications which meet the NPLH
Program requirements for utilizing both Noncompetitive Allocation NPLH program funds
available to the County and, if awarded, Competitive Round 2 NPLH program funds.

All projects identified in this report have provided a service plan and budget. Interim proposes
the County provides the funding for the Sun Rose Gardens project by utilizing existing service
funds in the McHome program. However, since the overall service delivery program cost is
projected to increase by approximately $39,800 for year 1; it is estimated that the overall
additional cost over 20 years is $1.1 million. This amount is estimated by utilizing a 3% cost
increase each year for 20 years. Given that all ongoing mental health revenues have already been
allocated to existing programs, this cost increase would have to be covered by increases in
revenues (if available), one-time funds set aside for this purpose, or County discretionary funds.
The other projects proposed by EAH housing identify funding for the 20 year service provision, but there is a risk that if the proposed funding falls short during the next 20 years, that the County may need to provide funding or step in and provide services.

In order to submit applications and utilize funding resources to leverage housing funds with the Whole Person Care and NPLH funds, the County released a NOFA on November 21st estimating a total of $9,684,711.80 in County housing funds to be made available to leverage eligible applications that would be submitted to HCD on January 8, 2020. The NOFA detailing the funding amounts is summarized in attachment A: November 21, 2019 NOFA.

A total of six applications were received in response to this NOFA. The NOFA’s primary purpose was to make County housing funds available to leverage projects with the NPLH funding available through HCD’s August 15th NOFA. NOFA applicants were prioritized by their ability to use County funds to leverage NPLH and other funds. Sun Rose, Lightfighter Village and Greenfield Phase I and II all meet threshold requirements to apply for NPLH and are structured to leverage an estimated combined $154 million in non-County funds. Since these projects were best positioned to leverage non-County funds, including NPLH, staff recommends them for priority funding.

The following four applications are considered to be prioritized for submittal in round 2 of the NPLH funding cycle:

**Project: Sun Rose**

*Applicant: Interim Inc.*

*Target Population:* Homeless adults with severe mental disabilities, and homeless adults in need of transitional housing

*Unit Mix:* 14 total units: three studios, seven 1 bedroom units, four 2 bedroom units

The 4 2BR units are actually 8 bedrooms in one unit with shared bathrooms and kitchen, but for the purposes of projecting rent and utility allowance for financing, are shown as 4 2BR units.

*Services Plan:* Interim will provide case management and wrap-around supportive services to the NPLH population with an emphasis on mental health and substance abuse, and information and referral to community services to all project units.

*Timeline:* The Sun Rose project plans to apply for NPLH in January 2020, start construction in December 2020, and complete construction in December 2021.

*Community Benefit:* All of the units at Sun Rose will house homeless individuals with disabilities, including 7 one-bedrooms and 2 studios of Permanent Supportive Housing, and 8 bedrooms of transitional housing in one shared unit. All of the 9 PSH units will be NPLH-assisted.

*Funding Request and Cost Efficiency:* The Sun Rose project is requesting $5,359,063 in County funds. Our proforma analysis determined that the project has an estimated funding gap of $4,418,565, or $315,612 per unit in the project (assuming 14 units). These County sources make
Project: Lightfighter Village

Applicant: EAH Housing in partnership with the Veteran’s Transition Center (VTC)

Target Population: Homeless veterans, including homeless veterans with severe mental illness

Unit Mix: 71 total units: 64 studios, 7 two bedrooms

Services Plan: VTC will provide case management and wrap-around supportive services to homeless veterans utilizing VA resources. In addition, tenants in the NPLH-assisted units will receive specialized mental health and substance abuse services.

Timeline: The Lightfighter Village project plans to apply for NPLH and CCAH in January 2020, HUD 811 in February 2020, and 9% tax credits in July 2020. Start of construction is planned for March 2021, and construction completion is planned for August 2022.

Funding Request and Cost Efficiency: The Lightfighter project is requesting $5,367,541 in County funds, including $3,938,610 from County Non-competitive NPLH and $1,428,931 in other County funds. Our proforma analysis determined that the project has an estimated funding gap of $5,457,562, or $76,867 per unit in the project, including $3,938,610 from County Non-competitive NPLH and $1,518,952 in other County funds. These County sources make up 14% of all funding sources contemplated for the project. County funds would leverage an additional $34,738,947 in non-County funds to the project, including a State Veterans Housing and Homelessness Prevention loan (VHHP), a Central California Alliance for Health grant (CCAH), a HUD 811 loan, a Local Initiatives Support Coalition (LISC) grant, and 9% tax credit equity.

Community Benefit: Lightfighter Village has 71 total units, with all except the manager’s unit serving homeless veterans. 34 of the units will be NPLH-assisted. Units consist of 64 studios and 7 two-bedrooms (including 2BR manager’s unit).

Feasibility: The Lightfighter project has secured all necessary planning permits to building the project. The project has also received a $5.9 million loan commitment of State VHHP. The project must secure Competitive NPLH, HUD 811, and 9% tax credits to be financially feasible.

Project: Greenfield Phase I

Applicant: EAH Housing
Target Population: Farmworkers, Extremely Low-Income (ELI) households, and Transition Age Youth (TAY). The 64 Serna-assisted units will be targeted to farmworkers. The 36 MHP-assisted units will be targeted to ELI households. The 11 NPLH-assisted units will be targeted to homeless TAY and families with children who have a serious emotional disturbance.

Unit Mix: 112 total units: 36, one-bedrooms, 48- two-bedrooms, 28-three bedrooms

Services Plan: Unity Care Group will be the Lead Service Provider for Greenfield Phase I, providing specialized case management and wrap-around services for TAY and children. Unity Care Group will also provide general services and referral to community services for ELI and farmworker households.

Timeline: The Greenfield Phase I project plans to apply for NPLH and Joe Serna funds in January 2020, MHP in February 2020, and 4% tax credits in August 2020. Start of construction is planned for May 2021, and construction completion is planned for January 2022.

Community Benefit: Greenfield Phase I has 112 total units, with 64 Joe Serna assisted units, 36 MHP assisted units, 11 NPLH assisted units, and one manager’s unit. Units consist of 36 one-bedrooms, 48 two-bedrooms, and 28 three-bedrooms (including 2BR manager’s unit).

Funding Request and Cost Efficiency: The Greenfield Phase I project is requesting $1,960,000 in County funds. Our proforma analysis determined that the project has an estimated funding gap of $1,651,550, or $14,746 per unit in the project. These County sources make up 3% of all funding sources contemplated for the project. County funds would leverage an additional $59,535,024 in non-County funds to the project, including a commercial mortgage financed by tax-exempt bonds, a State Joe Serna loan, a State Multifamily Housing Program (MHP) loan, a County CDBG loan, an Affordable Housing Program (AHP) loan, Deferred Developer Fee, General Partner equity, and 4% tax credit equity.

Feasibility: The Greenfield Phase I project’s planning permit approval is pending. The project has received a $350,000 grant commitment from the City of Greenfield. The project must secure Competitive NPLH, Serna, and MHP to be financially feasible.

Project: Greenfield Commons Phase II

Applicant: EAH Housing

Target Population: Farmworkers, Extremely Low-Income (ELI) households, and Transition Age Youth (TAY). The 61 Serna-assisted units will be targeted to farmworkers. The 37 MHP-assisted units will be targeted to ELI households. The 11 NPLH-assisted units will be targeted to homeless TAY and families who children who have a serious emotional disturbance or other.

Unit Mix: 110 total units: 42-one bedroom, 40-two bedroom, 28-three bedroom

Services Plan: EAH is proposing to work with Unity Care Group to be the Lead Service Provider for Greenfield Phase II, providing specialized case management and wrap-around services for
TAY and children. Unity Care Group is proposed to also provide general services and referral to community services for ELI and farmworker households.

*Timeline:* The Greenfield Phase II project plans to apply for NPLH and Joe Serna funds in January 2020, MHP in February 2020, and 4% tax credits in January 2021. Start of construction is planned for October 2021, and construction completion is planned for July 2022.

*Community Benefit:* Greenfield Phase I has 110 total units, with 61 Joe Serna assisted units, 37 MHP assisted units, and 11 NPLH assisted units, and one manager’s unit. Units consist of 38 one-bedrooms, 44 two-bedrooms, and 28 three-bedrooms (including 2BR manager’s unit).

*Funding Request and Cost Efficiency:* The Greenfield Phase II project is requesting $2,015,000 in County funds, or $18,318 per unit in the project. These County sources make up 2% of all funding sources contemplated for the project. County funds would leverage an additional $59,222,458 in non-County funds to the project, including a commercial mortgage financed by tax-exempt bonds, a State Joe Serna loan, a State Multifamily Housing Program (MHP) loan, an Affordable Housing Program (AHP) loan, Deferred Developer Fee, General Partner equity, and 4% tax credit equity.

*Feasibility:* The Greenfield Phase II project’s planning permit approval is pending. The project has not received any funding commitments from the City of Greenfield. The project must secure Competitive NPLH, Serna, and MHP to be financially feasible.

NOFA applicants were prioritized by their ability to use County funds to leverage NPLH and other funds. Sun Rose, Lightfighter Village and Greenfield Phase I and II all meet threshold requirements to apply for NPLH, and are structured to leverage an estimated combined $154 million in non-County funds. Since these projects were best positioned to leverage non-County funds, including NPLH, staff recommends them for priority funding. There is not enough funding for all project applications and therefore, other applications that were submitted and considered, included: Sun Street Centers Prevention Program and the Veterans Transition Center 2020 Hayes Circle Duplex rehabilitation projects.

*The following projects were not prioritized due to funding constraints.*

**Project: Sober Living Environment in King City**

Developer: The Sun Streets Centers (SSC)

Sun Street Centers (SSC), a California non-profit corporation, is requesting $269,445.54 from Monterey County to complete construction of Sun Street Centers' Men's and Women's Sober Living Environments (SLEs) at 119 S. Mildred Ave, King City 93930. SSC is targeting individuals eligible for Whole Person Care (WPC) and Prop 47 funding as priority populations. These populations are particularly vulnerable. Whole Person Care clients have been identified as excessive users of multiple systems without showing improvement or progress toward better health and social outcomes. Individuals eligible for Prop 47 have served time in prison or county jail. Founded in 1968, SSC's mission is preventing alcohol and drug addiction by offering education, prevention, treatment and recovery to individuals and families regardless of income level.
Due to funding constraints, this project would not add additional permanent supportive units or leverage NPLH funding and was therefore, not prioritized for funding in this NOFA. This project could be considered for another round of CDBG funding in a future NOFA.

**Project: 2020 Hayes Circle Duplex Renovations**

Developer: The Veterans Transition Center

In conjunction with funds and grants already secured, the Hayes Circle Duplex Renovation project proposes to use $745,000 of County of Monterey Reprogrammed CDBG funds towards the substantial renovation of four duplexes located at VTC’s Hayes Circle property in Marina, CA. Three duplexes, or six housing units, would provide 22 newly renovated transitional housing beds for chronically homeless Veterans. Additionally, one duplex would provide two newly renovated low-income permanent housing units for formerly homeless Veterans and their families.

Although the rehabilitation of these units would be beneficial, this would project would not add additional units or leverage NPLH funding resources. This project could be considered for another round of CDBG funding in a future NOFA. Due to funding constraints, the Lightfighter Village project in conjunction with the VTC provides 71 new and additional units and leverages NPLH funds and was prioritized.

**DISCUSSION:**

HUD requires the Urban County to prepare an Annual Action Plan (AP) that details funding recommendations for projects, services, and administration activities that will be funded with CDBG funds. When CDBG program funds are unused or need to be reprogrammed, the County is required to process a Substantial Amendment to the Urban County’s Annual Action Plan. The County published a Notices of Funding Availability (NOFA) the week of November 21st in the four newspapers published by the South County Newspaper Group (the Gonzales Tribune, Soledad Bee, Greenfield News and the King City Rustler) and the Monterey County Weekly announcing that the Urban County had CDBG funds in the estimated amount of $1,067,170.80 available for reprogramming. The public comment period for this Substantial Amendment was opened on November 21, 2019 and will close on January 7, 2020.

**Funding Options**

Staff is recommending that the Committee approve four funding options for NOFA funds. Ultimately, the Health Department is authorized to submit applications and will determine the final feasibility of the proposed project based on acceptable services plans. This determination will be based on final analysis by the health department of each project’s service plan. Each service plan will be assessed for service provider experience, alignment of service provider and staffing with proposed services plan, and feasibility of services budget. Below is a brief description of each funding option, as also illustrated in the Attachment B Funding Option tables.

Funding Option 1—Fund Sun Rose, Lightfighter Village, and Greenfield Phase I so that all three projects can apply for NPLH funds in the current funding round.
Funding Option 2—Fund Sun Rose and Lightfighter Village so that both projects can apply for NPLH funds in the current funding round. Prepare Greenfield Phases I and II to apply in NPLH Funding Round 3 next year if Phase I is unable to apply in the current NPLH Funding Round 2. Funding Option 3—Fund Sun Rose so that it can apply for NPLH funds in the current funding round. Prepare Lightfighter Village and Greenfield Phases I and II to apply in NPLH Funding Round 3 next year if they are unable to apply in the current NPLH Funding Round 2. Funding Option 4—Fund Sun Rose so that the project can apply for NPLH funds in the current funding round. Provide NPLH Non-Competitive funds to Greenfield Phase I so that it receives its maximum per unit loan limit from NPLH Non-Competitive funds. It would then not be necessary for Greenfield Phase I to apply for NPLH Competitive funds from the State. Prepare Greenfield Phase II and Lightfighter Village to apply in NPLH Funding Round 3 next year if they are unable to apply in the current NPLH Funding Round 2.

OTHER AGENCY INVOLVEMENT
Monterey County Health Department and the Bureau of Behavioral Health.

FINANCING:
This action does not change the current FY 2019-2020 CDBG or any other CDBG appropriations, revenues or positions. The HUD grant is an annual agreement. If the County complies with grant requirements, the County may elect to continue to receive annual entitlement funding, subject to the federal budget process. This Substantial Amendment for CDBG funds reprograms existing funds for unused administrative funds and unprogrammed 2017, 2018, and 2019 funds. The CDBG program runs a timeliness ratio test annually on May 2nd and if more than 1.5 times the annual CDBG program allocation is available, the CDBG program is out of expenditure compliance. Reprogramming unused funds and utilizing those funds in a timely manner is the County’s responsibility.

The County Health Department will submit the project applications that utilize Noncompetitive Allocation funds already set aside for the County, and concurrently apply for Competitive Round 2 funds under the No Place Like Home Program. If the project applications are approved and applications for Competitive Round 2 funds are awarded, the Health Department will evaluate the need to amend the Fiscal Year 2019-20 Adopted Budget to increase revenue and appropriations to accommodate the increased costs and additional revenue. If a budget amendment is deemed necessary, the Department will bring the appropriate actions to the Budget Committee for approval.

All projects identified in this report have provided a service plan and budget. Interim proposes the County provides the funding for the Sun Rose Gardens project by utilizing existing service funds in the McHome program. However, since the overall service delivery program cost is projected to increase by approximately $39,800 for year 1; it is estimated that the overall additional cost over 20 years is $1.1 million. This amount is estimated by utilizing a 3% cost increase each year for 20 years. Given that all ongoing mental health revenues have already been allocated to existing programs, this cost increase would have to be covered by increases in revenues (if available), one-time funds set aside for this purpose, or County discretionary funds.
The other projects proposed by EAH housing identify funding for the 20 year service provision, but there is a risk that if the proposed funding falls short during the next 20 years, that the County may need to provide funding or step in and provide services.

Beginning in 2020, the County will have the opportunity for an on-going (annual) source of funding that could be utilized to capitalize a supportive services reserve for Sun Rose Gardens, or any other permanent supportive housing projects. This funding, from the Permanent Local Housing Allocation established by SB 2, is slated to become available beginning in February 2020, and will require the development of a 5 Year Plan for Expenditures which will be reviewed by the Board of Supervisors. An annual set aside of a portion of the PLHA funds could establish a capitalized supportive services reserve to draw from should any of the projects experience shortfalls in services funding.

**BOARD OF SUPERVISORS STRATEGIC INITIATIVES:**
It is recommended that the Urban County Standing Committee approve the NPLH funding options for the Monterey County Notice of Funding Availability (NOFA) dated November 21, 2019. The funding options include the Community Development Block Grant Funds (CDBG) funds that were part of the November 21, NOFA that included the CDBG funds noticed in the November 21, 2019 First Substantial Amendment to the Urban County’s 2019-2020 Annual Action Plan.

Approving the NOFA dated November 21, 2019 is the first step toward making an anticipated $1,067,170.80 available to leverage funds to create housing opportunities to be leveraged with other resources.

This action also meets the Health and Human Services Strategic Initiative to Improve health and quality of life through County supported policies, programs, and services; promoting access to equitable opportunities for healthy choices and healthy environments in collaboration with communities.

Check the related Board of Supervisors Strategic Initiatives:

- [X] Economic Development
- [ ] Administration
- [X] Health & Human Services
- [X] Infrastructure
- [X] Public Safety

Prepared by:

**Anastacia Wyatt**

Anastacia Wyatt
Housing Program Manager
831-755-5387
COUNTY OF MONTEREY

NOTICE OF PUBLIC HEARING
COMMUNITY DEVELOPMENT BLOCK GRANT FIRST SUBSTANTIAL AMENDMENT TO THE URBAN COUNTY’S 2019-2020 ANNUAL ACTION PLAN

&

NOTICE OF FUNDING AVAILABILITY
HOME PROGRAM INCOME
MONTEREY COUNTY INCLUSIONARY HOUSING FUNDS
NO PLACE LIKE HOME — NON-COMPETITIVE ALLOCATION
REDEVELOPMENT HOUSING SET-ASIDE TRUST FUND
WHOLE PERSON CARE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Monterey County will hold a public hearing on Tuesday, January 7, 2020, at 10:30 a.m. at the Monterey County Government Center, 168 W. Alisal Street, 1st Floor, Salinas, CA to close the public comment period on the First Substantial Amendment to the Urban County’s 2019-2020 Annual Action Plan. The purpose of this Substantial Amendment is to program unused Community Development Block Grant (CDBG) funds from FY2017-18, FY2018-19, and reprogram funds originally allocated to the Environmental Justice Coalition for Water in FY2019-20. The Substantial Amendment will be available for review on the County’s website https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing on December 20, 2019. Reprogrammed CDBG funding will be used for permanent supportive and transitional housing. The total amount of the Substantial Amendment is $1,067,170.80.

NOFA
The County of Monterey will release a Notice of Funding Availability (NOFA) on Thursday, November 21, 2019, to solicit proposals for projects that support the construction and/or reconstruction of permanent supportive and transitional housing for the California Department of Housing and Community Development (HCD) No Place Like Home Program and Whole Person Care Pilots.

The NOFA will include the following funding sources and approximate amounts:

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>CDBG Unprogrammed 2017 Funds</td>
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<tr>
<td>CDBG Unprogrammed 2018 Funds</td>
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<td>CDBG Reprogrammed 2019 Funds</td>
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<td>CDBG PI Funds</td>
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<td>HOME PI Funds (if necessary)</td>
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<tr>
<td>Monterey County Inclusionary Housing Funds</td>
<td>$300,000.00</td>
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<tr>
<td>No Place Like Home (non-competitive)</td>
<td>$3,938,610.00</td>
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<tr>
<td>Redevelopment Housing Trust Funds</td>
<td>$250,000</td>
</tr>
<tr>
<td>Whole Person Care Funds</td>
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<tr>
<td>Total Estimated Available</td>
<td>$9,684,711.80</td>
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In addition, the County anticipates applying for the No Place Like Home Competitive Allocation funds in partnership with the selected NPLH development sponsor. Projects will be evaluated by project
readiness. Applications for the second round of NPLH are due to HCD on January 8, 2020; however, the County anticipates that the NPLH program will have four cycles of competitive funding and the County will continue to accept project applications for the duration of the NPLH program on a rolling basis. Non-Competitive NPLH funding must be allocated by February 15, 2021.

The NOFA will be available at https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing

Interested parties may also apply directly through www.citydataservices.net using MCN2020 as the ID and Password to create a new application.

Proposals are due on December 13, 2019.

This NOFA and the available CDBG funding will be used to program CDBG funds the Substantial Amendment. The County of Monterey, in cooperation with the cities of Gonzales, Greenfield and Sand City has been designated an Urban County and eligible to receive direct funding from the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program. The Urban County covers the unincorporated areas and the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City.

The Monterey County Board of Supervisors Urban County Standing Committee will meet at 9:00 am on Friday, December 20, 2019, to review funding proposals and prepare a funding recommendation for the full Board of Supervisors at the public hearing on January 7, 2020. The meeting will be held at 168 W. Alisal St., Monterey Conference Room, Salinas, CA 93901.

Notice is hereby given:
The Monterey County Board of Supervisors will conduct a public hearing at 10:30 am on January 7, 2020.

The Board of Supervisors and the Urban County Standing Committee’s agendas and supporting documents are published on the County’s website 72 hours prior to meetings and are provided for the convenience of the public. Please contact Ms. Nachor at (831) 755-5381 if you need accommodation for special needs at least two working days prior to the hearing. The County of Monterey does not discriminate on the basis of age, race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry, familial status or disability in the admission or access to Public Hearings.
### Option 1

<table>
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<tr>
<th>Funding Source</th>
<th>Amount Available</th>
<th>Greenfield Ph1</th>
<th>Greenfield Ph2</th>
<th>Lightfighter</th>
<th>Sun Rose</th>
<th>Total</th>
<th>Difference Available and Total Funded</th>
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<tbody>
<tr>
<td>Project Gap</td>
<td>$1,980,000</td>
<td>$2,015,000</td>
<td>$5,367,541</td>
<td>$4,418,565</td>
<td>$13,781,106</td>
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<tr>
<td>State NPLH Competitive Application Request</td>
<td>$2,993,542</td>
<td>$2,993,542</td>
<td>$583,390</td>
<td>$2,221,196</td>
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<tr>
<td>NPLH Non-Competitive</td>
<td>$3,938,610</td>
<td>$3,938,610</td>
<td>$3,938,610</td>
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<td><strong>Total</strong></td>
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</table>

Note: Lightfighter is recommended to receive $3,938,610 of NPLH Non-Competitive in order to maximize leverage points for the NPLH application. Sun Rose is already maximizing leverage with the proposed County funding allocation shown, so would not benefit from receiving additional NPLH Non-Competitive funds.
### Fund Source Table

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount Available</th>
<th>Greenfield Ph1</th>
<th>Greenfield Ph2</th>
<th>Lightfighter</th>
<th>Sun Rose</th>
<th>Total</th>
<th>Difference Available and Total Funded</th>
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<tbody>
<tr>
<td>Project Gap</td>
<td>$1,980,000</td>
<td>$2,015,000</td>
<td>$5,367,541</td>
<td>$4,418,565</td>
<td>$13,781,106</td>
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<tr>
<td>State NPLH Competitive Application Request</td>
<td>$2,993,542</td>
<td>$2,993,542</td>
<td>$583,390</td>
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### Option 3

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<th>Greenfield Ph2</th>
<th>Lightfighter</th>
<th>Sun Rose</th>
<th>Total</th>
<th>Total Funded</th>
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<tbody>
<tr>
<td>Project Gap</td>
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</tbody>
</table>

Note: In this scenario, because Lightfighter would request all of their NPLH funds through the State Competitive program, their project gap would be reduced to $1,428,931. However, this would lower their leverage amount from 14% to 4% and lower their competitiveness to State NPLH. Greenfield Phase 1 would receive all of their NPLH funds from the County Non-Competitive allocation and therefore would not need to apply to the Competitive NPLH process.