

SA3: Cancelling SA2 Project and reallocating those funds (\$50k) for a total of \$130k in combined funds to Desert Arc PY 26 HVAC Project.-
December 202530k

SA2: Substantial Amendment to request to reallocate remaining unused Admin funds (\$50k) to Joslyn Center ADA restroom project for a total of \$180k in Public Facility Funding as part of SA2- April 2025

Previous SA: Request to add \$50k to Joslyn Center ADA project for a total of \$130k as part of SA1- Approved November 2024

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	393,904.00	0.00	0.00	393,904.00	1,575,616.00	<p><i>As part of SA3- \$50k in remaining funds allocated to Desert Arc HVAC project.</i></p> <p><i>As part of SA2- \$50k in remaining funds allocated to Joslyn Center for ADA restroom project. Project cancelled.</i></p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0.00	0.00	0.00	0.00	0.00	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In addition, the County of Riverside Adult Services/Homeless Unit and CoC Collaborative Applicant has funding allocated for (1) Emergency Shelter, (2) Prevention, (3) Rapid Rehousing, (4) Outreach, (5) HMIS/data collection, and (6) ESG Administration. The City continues to provide its allocation of ProRata Share funding to the County for distribution through the CoC; however, the County has indicated that it is unable to provide the City with the dollar amount of its share, but does recognize that the City is participating.

Palm Desert Housing Authority Revenue (Program) Income: (Formerly referred to as Redevelopment Housing SetAside Funds): Formerly, SetAside Funds were used for housing activities such as acquisition, rehabilitation, new construction, rental assistance, and the Homebuyers own Payment Assistance Program. The Palm Desert Housing Authority is the housing successor entity established to preserve existing housing units and affordability of its current portfolio; however, funding is limited to revenues derived from the properties and

programs (rents, sales, payoffs, etc.).

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

NOT APPLICABLE

Discussion

The City will continue to allocate CDBG funding and other sources of funding when and where available to meet the needs of qualifying individuals as designated by HUD. Programs and projects will be targeted that address goals and objectives identified within the Annual Action Plan and Consolidated Plan. In addition, the funds will be targeted so as to provide the maximize benefit to those in need.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Essential Senior Services	2023	2028	Non-Homeless Special Needs	Citywide	Affordable Senior Housing (Increase) Increase Senior Services and Programming Senior Transportation (Enhance Options)	CDBG: \$150,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
2	Support Public and Community Facilities Improvement	2023	2028	Non-Housing Community Development	Citywide	Senior Transportation (Enhance Options)	CDBG: \$1,256,124.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50000 Households Assisted
3	Preserve and Enhance Affordable Housing	2023	2028	Affordable Housing	Citywide	Affordable Senior Housing (Increase) Increase Affordable Housing Reduce vacancies in the City Rental Assistance	CDBG: \$100,000.00	Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support Fair Housing Initiatives	2023	2028		Citywide	Reduce vacancies in the City Rental Assistance	CDBG: \$21,500.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Fund Vital Community and Homeless Services	2023	2028	Homeless	Citywide	Increase Senior Services and Programming	CDBG: \$42,500.00	Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 2000 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Support Essential Senior Services
	Goal Description	
2	Goal Name	Support Public and Community Facilities Improvement
	Goal Description	
3	Goal Name	Preserve and Enhance Affordable Housing
	Goal Description	
4	Goal Name	Support Fair Housing Initiatives
	Goal Description	
5	Goal Name	Fund Vital Community and Homeless Services
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The Annual Action Plan identifies funding the following activities:

Public Services (\$59,000)

Public Facilities and Improvements (*\$306,124 amount increased as part of SA1; SA2*)

Program Administration (*\$38,780 amount decreased and funds rolled to Public Facilities and Improvements as part of SA2*)

Projects

#	Project Name
1	Public Service
2	Public Facilities and Improvements
3	Program Administration

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City identifies its highest priority needs during its citizen participation process every year and the Consolidated Plan process every five years. Activities are funded annually taking into consideration these highest priority needs. The primary obstacle to address underserved needs in the community is the lack of resources to provide a greater level of assistance.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Service
	Target Area	Citywide
	Goals Supported	Support Fair Housing Initiatives Fund Vital Community and Homeless Services
	Needs Addressed	Reduce vacancies in the City
	Funding	CDBG: \$59,000.00
	Description	Desert Aids Project (\$10,000), Elder Love USA, Inc. (\$19,000), Fair Housing Council of Riverside County (\$21,500), and Operation SafeHouse (\$8,500).Eligible Activity (Matrix Code): 05A; 05D; 05E; 05J. CDBG National Objective: LMC
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Desert Aids Project: 130 Elder Love USA, Inc: 25 Fair Housing Council of Riverside County: 500 Operation SafeHouse: 10
	Location Description	Desert Aids Project: 1695 N. Sunrise Way Palm Springs, CA 92262 Elder Love USA, Inc.: 41550 Ecclectic Street, Palm Desert, CA 92260 Fair Housing Council of Riverside County: 3933 Mission Inn Avenue, Ste. 100, Riverside, CA 92501 Operation SafeHouse: 9685 Hayes Street, Riverside, CA 92503
Planned Activities	Desert Aids Project: the program transforms the lives of low-income, under-employed HIV-positive clients. Elder Love USA, Inc.: The agency will provide homeowner health and safety repairs to elderly owners and/or disabled and 65 years of age or older to their homes Fair Housing Council of Riverside County: Mandated fair housing services Operation SafeHouse: Case management services for homeless youth at a transitional living facility	
2	Project Name	Public Facilities and Improvements
	Target Area	Citywide
	Goals Supported	Support Public and Community Facilities Improvement Preserve and Enhance Affordable Housing

	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$256,124.00
	Description	Funding public facilities and improvements at the City of Palm Desert Cahuilla Hills Park ADA Compliance Project (\$146,124), Desert ARC ADA Restroom (\$30,000), and The Joslyn Center ADA Restroom ((added \$50k for a total of \$130k as part of SA1)) ((added additional \$50k for a total of \$180k as part of SA2)) project cancelled. SA3 includes adding \$50k to PY26 Desert Arc HVAC Project. Eligible Activity (Matrix Code): 03F; 03G; 03A. CDBG National Objective: LMC
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Cahuilla Hills Park ADA Compliance: 1 facility improvement Desert ARC: 1 facility improvement The Joslyn Center: 1 facility improvement
	Location Description	City of Palm Desert Cahuilla Hills Park: 45-825 Edgehill Drive, Palm Desert, CA 92260 Desert ARC: 73-255 Country Club Dr, Palm Desert, CA 92260 The Joslyn Center: 73-750 Catalina Way, Palm Desert, CA 92260
	Planned Activities	City of Palm Desert Cahuilla Hills Park (\$146,124) – ADA restroom upgrades, ADA-compliant parking space and trailhead grading/paving to provide ADA access Desert ARC (\$30,000) – ADA restroom upgrade & SA3 includes HVAC Upgrades in PY26 (\$50,000) The Joslyn Center (\$130,000) – ADA restroom upgrade (added \$50k for a total of \$130k as part of SA1) ((added \$50k for a total of \$180k as part of SA2))
3	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Support Public and Community Facilities Improvement Preserve and Enhance Affordable Housing
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$78,780.00 reduced to \$28,780 and remaining funds transferred to Public Facilities Improvements, The Joslyn Center as part of SA2

Description	Program Administration (\$78,780) Eligible Activity (Matrix Code): 21A. CDBG National Objective: Planning and Administration: CDBG Citation: 570.206(a)
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	Program Administration: N/A
Location Description	Program Administration: 73510 Fred Waring Drive, Palm Desert, CA 92260
Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Palm Desert is located in Riverside County; particularly, the Coachella Valley. Historically, the City has not had any low- and moderate-income census tracts; however, the City now has two eligible census tracts as of recently (ACS data). CDBG funds will be used for low- and moderate-income clientele (or presumed benefit).

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has not historically funded CDBG activities based upon geographic areas since there have not been eligible low and moderate-income census tracts; however, HUD recently revised the census criteria used to determine eligibility. As a result, the City now has two CDBG-eligible census tracts. City staff is currently exploring the possibility of a Section 108 Loan for City Council’s consideration in subsequent program years.

Discussion

NOT APPLICABLE

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will not undertake any projects to address affordable housing in the 2023 Program Year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City will not undertake activities that address public housing in the program year.

Actions planned during the next year to address the needs to public housing

Not Applicable. The City does not own nor operate public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not Applicable. The City does not own nor operate public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable. The City does not own nor operate public housing.

Discussion

Not Applicable. The City does not own nor operate public housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will continue to work with nonprofit organizations, government agencies, and other stakeholders to fund activities that help prevent and reduce homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County of Riverside CoC has established chronically homeless persons as the highest need priority based on the goals HUD has established in its Opening Doors Federal and Strategic Plan to Prevent and End Homelessness. The CoC has implemented a Coordinated Entry System (CES) to ensure appropriate intervention is utilized to serve those who are homeless and providing for a prioritization of vulnerability and linkage to community resources and housing based on the vulnerability prioritization. Within the CoC, there are several outreach teams from County, cities, and nonprofit homeless providers that cover specific populations or geographic regions in the County. There is also specific outreach teams serving the mentally ill, veterans, youth and chronic homeless. The Behavioral Health Systems Department has outreach peer specialists that perform initial field assessments, in depth assessments, referrals to all contacts, linkage to various community organizations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Housing First approach adopted by the County and CoC requires that homeless are helped into permanent housing or rapid re-housing as soon as possible. Transitional housing beds have begun to decrease countywide and permanent housing is increasing because of reallocations made in the HUD CoC Program Consolidated Application and the CoC's success in obtaining new funding for permanent supportive housing. Both transitional housing and emergency shelters focus on lessening the time that a homeless person or family's length of time homeless (LOTH) in the shelter by effective and quick assessment of homeless clients and getting them stabilized into permanent housing with intensive case management initially and support in the initial phase of residency in permanent housing. This period will serve as a time to address the other needs to maintain self-sufficiency either by accessing mainstream benefits, employment or medical or mental health support.

The CoC collaborates with the City and other stakeholders to integrate CoC programs, Emergency Solutions Grant (ESG), Social Services to Veteran Families (SSVF), and CDBG funding to increase the number of persons with rapid re-housing assistance. Also, other non-McKinney-Vento funding sources, such as Emergency Food and Shelter Program (EFSP), funded under Federal Emergency Management Agency (FEMA) will be matched as a source for rental / mortgage assistance for families that are

homeless or at-risk of homelessness in the County's strategy to meet this goal.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC implemented a Coordinated Entry System (CES) to assess homeless persons using the VI-SPDAT that tracks the length of time a client has been on the streets or in an emergency shelter. DPSS uses HUD's CoC Program planning grant funding to measure system-wide performance in HMIS, such as length of time homeless. This is used to help the CoC prioritize and house those with longest length of time homeless. The planning process also included working with the CoC Standards and Evaluation Committee to continue developing strategies to prioritize persons with longest time homeless and most severe needs, including:

The CoC has also adopted a Housing First approach that is evidenced-based and endorsed by HUD to place a homeless person in permanent housing and provide supportive services intended to keep them stably housed.

Homeless CoC youth providers have implemented outreach and service-based events in the communities to draw homeless youth, unaccompanied and transitional age into contact with services available to them. The Operation SafeHouse is the only CoC youth provider that has opened a permanent supportive housing program called the Harrison House, which is for transitional age youth, in the eastern desert region of Riverside County.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The CoC Discharge Policy is mandated by the State and followed by the CoC. The CoC established a Discharge Planning Committee, responsible for implementing policies and protocols and coordinating with various organizations, to ensure that persons being discharged from a publicly funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge housing needs inclusive of housing and supportive services and to link the individual with community resources that will include mental health services, substance abuse support, and housing. The Hospital Association of Southern California Inland Area serves as the lead agency on the Discharge Planning

Committee to facilitate communication regarding the discharge planning needs of homeless persons from acute care hospitals. The Riverside County University Health System – Behavioral Health, collaborates with DPSS and the CoC in the coordination and implementation of discharge planning for homeless individuals disabled by a serious mental health and/or substance abuse disorder(s). Foster Care and extended foster care programs help transition dependent youth who are emancipating from foster care to independent living. The Department of Public Social Services, Riverside Sheriff's, and Probation Department support the Continuum of Care's mission of working towards reintegrating persons leaving correctional facilities to community-based living and self-sufficiency.

Discussion

NOT APPLICABLE

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City does not plan to undertake any activities this program year using CDBG funds to remove barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City does not plan to undertake any activities this program year using CDBG funds to remove barriers to affordable housing.

Discussion:

NOT APPLICABLE

AP-85 Other Actions – 91.220(k)

Introduction:

The City will continue to work with various stakeholders to meet the needs of its residents that remain in-need of CDBG-eligible activities consistent with Consolidated Plan goals.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work toward the reduction/elimination of obstacles to meet underserved needs through the funding of various organizations that are established to provide direct services to those in need. The City is not equipped to provide direct services; therefore, funding organizations that do is essential to our success in addressing the identified goals and objectives. The City will continue to partner with service providers to address obstacles and address barriers that exist. In addition, the City works with the County of Riverside, the CoC, local agencies, nonprofits, etc. to address various aspects related to CoC programs and activities, as well as obstacles that face the underserved in general. However, the CoC addresses issues relative to homelessness, mental and physical illnesses, domestic violence, etc. and has a wide range of members where collaboration in other areas is an option. Through these working relationships, obstacles such as lack of communication between agencies, improved services, limited resources, tracking and monitoring, and other needed resources are obtained, gaps in services are better identified, and there is a more cohesive approach to identifying and resolving issues.

Actions planned to foster and maintain affordable housing

The City and the Palm Desert Housing Authority will continue to maintain the existing affordable housing stock through the funding sources identified previously; however, as noted with the elimination of redevelopment agencies, there is no longer what is considered “20% Set Aside Funds”. Therefore, maintaining existing properties and programs will be the primary focus, provided funding is available, for some time to come. However, new projects and programs will be planned and implemented where and when possible.

Actions planned to reduce lead-based paint hazards

The City’s Building & Safety and Housing departments distribute informational pamphlets on Lead Based Paint Hazards and refer all calls to the County of Riverside Environmental Health Department. The City addresses this issue on a case-by-case basis through multiple steps.

Actions planned to reduce the number of poverty-level families

The City is continuing to team up with service providers to provide assistance for poverty level families, including funding food and services options during the Program Year. In addition, the City will seek out additional partnerships for programs that encourage self-sufficiency including employment and training,

housing options, and safety net programs.

Actions planned to develop institutional structure

The City will continue to work with outside agencies to maintain and develop relationships, including with nonprofit organizations, private businesses, the CoC, and nonprofit organizations in the region.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to work with various County departments, agencies, and nonprofit organizations to identify and carry out goals and objectives of the CDBG Program, and to create a more cooperative working relationship with all interested parties. The City invites these groups to attend public hearings, community meetings, and special meetings that address specific programs and projects. The City has an approved Citizen's Participation Plan that it follows in this regard. In addition, City staff regularly attends CoC meetings that involve multiple organizations and various County Departments as well as other local jurisdictions wherein discussions are held on homelessness as well as supportive services to other at-risk groups of individuals and families.

Discussion:

The City completed in Analysis of Impediments for Fair Housing Choice (AI). The City identified the following Goals to address contributing factors/impediments to fair housing:

- Goal #1: Support Non-Discriminatory Leading Practices
- Goal #2: Preserve existing housing stock
- Goal #3: Support the prevention of housing discrimination
- Goal #4: Support home ownership
- Goal #5: Support the development of affordable housing
- Goal #6: Update land use policies and practices to facilitate development of affordable housing
- Goal #7: Improve collaboration with regional organizations agencies

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not applicable

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion:

