

# Permanent Local Housing Allocation (PLHA) Formula Allocation

## 5-Year Plan **Amendment Form**



**Gavin Newsom, Governor  
State of California**

**Tomiquia Moss, Secretary  
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director  
Department of Housing and Community Development**

Program Design and Implementation, PLHA Program  
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Website: <https://www.hcd.ca.gov/grants-and-funding/programs-active/permanent-local-housing-allocation>

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**Final Filing Date: June 30, 2027 at 4:00 P.M. PST**

**PLHA Formula - Amendment for years 2020, 2021, 2022, 2023**

Rev. 03/18/24

**Eligible Applicant Type:** Entitlement

**Local Government Recipient of PLHA Formula Allocation:** Oxnard

**§300 Eligible Applicants**

**§300(a) and (b)** Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.

**Applicant:** City of Oxnard

**Address:** 435 S D Street

**City:** Oxnard **State:** CA **Zip:** 93030 **County:** Ventura

**Auth Rep Name:** Alexander Nuygen **Title:** City Manager **Auth Rep. Email:** alexander.nguyen@oxnard.org **Phone:** (805) 385-7449

**Address:** 300 W. Third Street **City:** Oxnard **State:** CA **Zip Code:** 93030

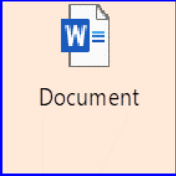
**Contact Name:** Emilio Ramirez **Title:** Housing Director **Contact Email:** emilio.ramirez@oxnard.org **Contact Phone:** (805) 312-1774

**Address:** 435 S D Street **City:** Oxnard **State:** CA **Zip Code:** 93030

**§300(d)** Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds? No

**§300(d)** If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300(c) and (d)?

A sample agreement can be found by double clicking on the icon to the right



N/A

**File Name:** **Application and/or Adopting the PLHA Plan (2020-2023 Allocations) Reso**

Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2020-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.

Yes

Uploaded to HCD?

Yes

File Name:	<a href="#">Gov TIN</a>	Provide a signed Gov't TIN Form	Uploaded to HCD?	Yes
File Name:	<b>Applicant Delegation Agreement</b>	Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 19, column AH)	Uploaded to HCD?	N/A

**§301 Eligible Activities**

<b>§301(a) Eligible activities are limited to the following:</b>	<b>Select below:</b>
<b>§301(a)(1)</b> 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.	<b>Yes</b>
<b>§301(a)(2)</b> The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.	<b>No</b>
<b>§301(a)(3)</b> Matching portions of funds placed into Local or Regional Housing Trust Funds.	<b>No</b>
<b>§301(a)(4)</b> Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.	<b>No</b>
<b>§301(a)(5)</b> Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	<b>No</b>
<b>§301(a)(6)</b> 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>Yes</b>
<b>§301(a)(7)</b> Accessibility modifications in Lower-income Owner-occupied housing.	<b>No</b>
<b>§301(a)(8)</b> Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	<b>No</b>
<b>§301(a)(9)</b> Homeownership opportunities, including, but not limited to, down payment assistance.	<b>No</b>

**§301(a)(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.

No

Rev.  
03/18/24

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

The City of Oxnard plans to use PHLA funds for the following activities: 1) To provide gap-financing loans for the creation of affordable housing. PHLA funds will be made available for new construction, acquisition, or rehabilitation of multi-family affordable rental housing including new Permanent Supportive Housing Developments that will be occupied by households with incomes at or below 80% of the Area Median Income (AMI) and at or below 60% AMI. 2) The construction of a new 110 bed Navigation Center. The Navigation Center will be located on the ground floor of a new mixed-use building that will also include 56 permanent supportive housing units. However, PLHA funding directed to this activity will be used for the cost associated with the development of the Navigation Center and will NOT include the costs associated with the development of the PSH units. Funding for the construction of the Navigation Center development will serve households at or below 50%. 3) To pay for operating costs for the City of Oxnard's existing Navigation Center at its temporary location, at scattered emergency shelter locations, and at the new Navigation Center once it is completed will serve households at or below 50% AMI. PLHA funds will also be used to pay for administrative costs to administer PLHA funded activities.

**§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).

All funding directed towards gap-financing for PHLA-funded rental units will be restricted to households at or below 80% AMI (30% of the funds) and at or below 60% AMI (70% of the funds). Priority for funding may be given to projects providing permanent supportive housing. Funding for the construction of a new navigation center will serve households at or below 50% AMI. Funding directed to operating expenses for the City's existing temporary Navigation Center and New Navigation Center will service households at or below 50% AMI.

**§302(c)(4)(C)** Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The following programs identified in the City's Housing Element are related to the activities proposed to be funded with PLHA funds: 1) Program 10: Inclusionary Housing Program, requires new housing developments to reserve a portion of units for lower-income households or provide payment of in-lieu fees as a condition of approval. Through the payment of inclusionary program fees, PLHA funds and in-lieu funds can be leveraged together to produce more affordable units throughout the City than would otherwise be possible with just one funding source and will assist the City in meeting its RHNA requirements. 2) Program 14: Homeless Shelter Development, involves developing a plan to address homelessness in the City including amending the Zoning Code to define and permit supportive and transitional housing as residential uses and to allow emergency shelters with a Special Use Permit throughout the City. 3) Program 15: Homeless Assistance, modeled after the Federal Continuum of Care program this program is to be implemented by the City in phases and includes providing homeless individuals with housing and services appropriate to their range of needs including providing supportive services, emergency shelter, and permanent supportive housing. 4) Program 23: Special Needs Housing, involves identifying funding and assisting in addressing the housing needs of special needs groups including the City's homeless population and facilitating the provision of emergency shelters.

**Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))**

**§301(a)(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.

**§302(c)(4)(E)(i)** Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The PLHA funds will be used to issue gap-financing loans to housing developers for the creation of multifamily affordable rental housing projects that will be occupied by mixed income households with incomes at or below 80% of the Area Median Income. A minimum of 70% of the total funds allocated to this activity will be restricted to households making no more than 60% of the Area Median Income.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2021	2021	2022	2022	2023	2023			
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	5%		65%		65%				
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	80%	60%	80%	60%	80%	60%			<b>TOTAL</b>

<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at the AMI Level <b>Note: complete for years 2020, 2021, 2022 only</b>	13%	13%	13%	13%	13%	13%			0.78
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	1	1	1	1	1	1			6
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Affordable Rental Housing Activity <b>(55 years required for rental housing projects)</b>	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	
<b>§302(c)(4)(E)(iii)</b> A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.									
<p>The City of Oxnard has an existing affordable housing development program that provides gap-financing loans to developers for the production of new affordable rental housing within the City of Oxnard. Existing funding for this program comes from the Federal Home Investment Partnerships Program (HOME) and the City's Affordable Housing In-Lieu funds (collected via the City's Inclusionary Housing Ordinance). Funding applications are accepted and funds are awarded year-round by the City's Housing Department. However, funding is based on available funds and City Council approval of funding recommendations for specific projects. PLHA funds will be used as an additional source of funding for the City's existing gap-financing program. Priority may be given to projects proposing to provide permanent supportive housing.</p>									
<b>§301(a)(6)</b> 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.									
<b>§302(c)(4)(E)(i)</b> Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.									
<p>PLHA funds will be used for the construction of a new Navigation Center that will include 110 shelter beds, provide supportive services to clients, and provide office space for service providers. The Navigation Center will be located on the ground floor of a new mixed-use building that will include 56 permanent supportive housing (PSH) rental units that will be restricted to households at or below 50% AMI. PLHA funding directed to this activity will be used for the cost associated with the development of the navigation center and will NOT include the costs associated with the development of the PSH units. PLHA funds will also be used for a separate activity that will include payment of a portion of the operating costs at the following locations: the City's existing Navigation Center at its temporary location, scattered emergency shelter sites, and the new Navigation Center once it is completed. A homeless service provider selected and contracted by the City operates the City's existing Navigation Center and will also operate the new Navigation Center when it is completed. During their stay at the existing and new Navigation Center, clients will be offered a robust package of supportive services designed to transition them to permanent housing and cope with underlying issues that are preventing them from becoming housed.</p>									

Complete the table below for each proposed Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2020	2020	2021	2022	2023				
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center Capital Costs	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating	Navigation Center Operating				
<b>§302(c)(4)(E)(i)</b> Percentage of Funds Allocated for the Proposed Activity	30%	70%	95%	65%	30%				
<b>§302(c)(4)(E)(ii)</b> Area Median Income Level Served	30%	30%	30%	30%	30%				
<b>§302(c)(4)(E)(ii)</b> Unmet share of the RHNA at AMI Level <b>Note: complete for years 2020, 2021, 2022 only</b>	N/A	N/A	N/A	N/A	N/A				
<b>§302(c)(4)(E)(ii)</b> Projected Number of Households Served	110	110	110	110	110				
<b>§302(c)(4)(E)(iv)</b> Period of Affordability for the Proposed Activity ( <b>55 years required for rental housing projects</b> )	M/A	N/A	N/A	N/A	N/A				

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

The new Navigation Center development is being built on property previously owned by the City and will be located within a mixed-use, multi-level building that will also include 56 permanent supportive housing (PSH) units, and office space. PLHA funds will be used for costs attributed to development of the new Navigation Center but will NOT include costs associated with the development of the PSH units. The City executed a Development and Disposition Agreement with the the developer of the mixed-use building for construction of the new navigation center in March 2021 and construciton on the mixed use building began in June 2022. Constuction is expected to be completed in 2025. Once completed the Navigation Center will be owned by the developer of the site and will be managed by the City's homeless services provider. The City will also use PLHA funds to pay for shelter operating costs at the following locations: the City's existing Navigation Center at its temporary location, scattered emergency shelter sites, and at the City's new Navigation Center once it is completed. The City will use other funding sources in addition to PLHA funds to fully fund operating costs of the existing Navigation Center, the scattered emergency shetler sites, and the new Navigation Center after it is built.

<b>File Name:</b>	<b>Plan Adoption Reso</b>	Uploaded to HCD?	Yes
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**Application Development Team (ADT) Support Form** Rev. 03/18/24

Please complete the "yellow" cells in the form below and email a copy to: [PLHA@hcd.ca.gov](mailto:PLHA@hcd.ca.gov). A member of the Application Development Team will respond to your request within ASAP.

Full Name:		Date Requested:		Application Version Date:	
Organization:		Email:	-	Contact Phone:	

Issue #	Program Name & Round	Tab	Section	Cell#	Update/Comment	Urgency	ADT Status	Status Date
1	PLHA Supp App							
2	PLHA Supp App							



3	PLHA Supp App							
4	PLHA Supp App							
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