

Mammoth Lakes Town Council Agenda Action Sheet

Title: Adopt the resolution authorizing the application for previous PLHA awardees and adopting the PLHA Plan for the Permanent Local Housing Allocation Program.

Council Meeting Date: 5/21/2025

Prepared by: Nolan Bobroff, Community and Economic Development Director

Recommended Motion: Adopt the resolution authorizing the application for previous PLHA awardees and adopting the PLHA Plan for the Permanent Local Housing Allocation Program.

Summary: In 2017, the State of California passed a 15-bill housing package to address the State's housing shortage and high housing costs. This included the Building Home and Jobs Act (SB2, 2017), which established a \$75 recording fee on real estate documents. Seventy percent of these recording fees were then set aside for a Permanent Local Housing Allocation (PLHA) program. The PLHA program is overseen by the State's Department of Housing and Community Development (HCD) who published a Notice of Funding Availability (NOFA) in August 2022 announcing the availability of approximately \$335 million in funding. Those funds were then allocated to all cities and counties throughout the State for eligible housing and homelessness activities. In order to receive the allocated funds, a jurisdiction was required to have a five-year plan in place that outlines how the grant funds will be spent. The Town's five-year plan was to use the funds for a downpayment assistance (DPA) program that provides assistance to households earning up to 120% AMI. The Town submitted an application in November 2022 for the initial three-year allocation of funds covering the period of 2019-2021 and were awarded \$359,816 in April 2023. The August 2022 NOFA estimated the Town's 5-year allocation for the full five-year period to be \$490,382.

In October 2024, HCD published a NOFA for previous PLHA awardees to solicit applications for the remaining two-year allocation of funds (2022-2023). The PLHA program is funded by the actual recording fees collected which means the actual amounts allocated to a jurisdiction would ultimately change. The five-year amount allocated to Mammoth Lakes increased slightly since the 2022 NOFA and the current amount allocated to the Town is \$496,879. As such, a new resolution is required to reflect the increased amount. The Town intends to continue to utilize the funds for a DPA program since it is one of the few programs that provides assistance to households earning up to the 120% AMI level.