



**LOCAL HOUSING  
TRUST FUND  
DIRECTION**

MARCH 6, 2023



PERSPECTIVE



RIGHT ELEVATION

## LHTF OVERVIEW

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Notice of funding provided annual by HCD  
Normally April to May, not currently open

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Dollar for Dollar match to local trust funds

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Minimum of \$500,000 max of  
\$5,000,000

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Requires local funding commitment

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## **USES OF FUNDS**

Loans – 3% simple interest

Construction or permanent finance –  
rental housing – long term covenants

Emergency shelters, transitional,  
supportive

Home buyer – owner projects – ADU's  
JADU's

**Specific income requirements**

## STEPS TO APPLY

Council Direction on program aspects and funding – decisions tonight

Action to declare a local Trust

Develop Program Guidelines – may be deferred to award

Issue local NOFA for Interest – necessary for tie breakers

Complete application

Adopt Resolution authorizing application

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**LOCAL  
COMMITMENT**

**GRANT REQUEST**

Option 1 – utilize \$500,000 budget allocation - \$100,000 per year over 5 years

Apply for \$500,000 in LHTF

Option 2 – utilize \$500,000 plus \$100,000 per year – 5 years

Apply for \$1,000,000 in LHTF

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## **LOCAL FUNDING SOURCES**

In Lieu Fee – RHNA Production Program  
Permanent Local Housing Allocation (PLHA)  
Pro Housing Incentive Pilot Program (PIP)  
Regional Early Action Planning Program (REAP)  
Other Local Sources and Contributions



## COUNCIL POLICY DIRECTION

Program Guidelines –  
focus on affordable rental  
projects not homebuyer or  
owner focused approach

Operations – manage  
internally seek outside  
support for loan  
underwriting, evaluation,  
document preparation  
and packaging

Funding and Grant  
Request – Local match of  
\$500,000 and \$500,000  
grant or \$1,000,000 and  
\$1,000,000 grant

Source of Local Funds –  
current budget allocation  
and/or PIP, REAP, PLHA,  
or others

Regional vs. Local Trust

PERSPECTIVE