Mammoth Lakes Town Council
Agenda Action Sheet

Title: Hold a public hearing to consider a grant application and planned activities for the State Permanent Local Housing Allocation (PLHA) Program

Council Meeting Date: 10/21/2026

Prepared by: Marcus Sproll, Housing Manager

Recommended Motion: Adopt the resolution approving a grant application to the State HCD for the Permanent Local Housing Allocation (PLHA) Program for the 2024-2028 funding cycle and approving the Town's 2024-2028 Permanent Local Housing Allocation (PLHA) Plan.

Summary: On July 16, 2026 the California Department of Housing and Community Development (HCD) announced the release of the Permanent Local Housing Allocation Program (PLHA) CY 2024-2028 Formula Allocation Notice of Funding Availability (NOFA).

The PLHA is funded via the Building Homes and Jobs Act (SB 2, 2017), which established a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The PLHA provides grants via formula to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. The Town of Mammoth Lakes previously applied for, and was allocated, $496,879 in PLHA funds under the 2022 NOFA issued by HCD to implement a down payment assistance program. To date, $440,000 of those funds have been used to assist six (6) moderate income (up to 120% AMI) workforce households to purchase a home. Any PLHA loan funds that are repaid are put back into the down payment assistance program per the approved PLHA ReUse plan.

Due to the success and continued demand for the PLHA down payment assistance program, staff recommend the Town apply to receive additional PLHA funds under the HCD CY2024-2028 NOFA. The five-year total additional funding established by formula that is available to the Town is estimated to be $355,513 and can be used to provide down payment assistance to approximately five (5) additional moderate income workforce homebuyer households. $120,657 of these funds, from allocation years 2024 and 2025, would be available immediately upon HCD approval of the grant application, with the remaining funds available after they are collected in years 2026, 2027, and 2028.

The public hearing is an opportunity for the public and the Town Council to provide comments and direction on the activities to be included in the Town's PLHA 2024-2028 plan. Additionally, the five-year plan can be amended for future year allocations to address changing conditions or uses for the funding as needed.

Attachments:
Attachment 1: Resolution Authorizing the PLHA Application and Plan
Attachment 2: 2024-2028 PLHA Plan
Attachment 3: 2024-2028 PLHA ReUse Plan