



M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ADMINISTRATION
County of Placer

TO: Board of Supervisors DATE: April 21, 2020

FROM: Steve Pedretti, Agency Director

BY: Shawna Purvines, Principal Planner

SUBJECT: Permanent Local Housing Allocation Funding Application

ACTIONS REQUESTED

1. Conduct a public hearing and adopt a resolution to submit an up to \$2,730,542 Permanent Local Housing Allocation funding application.
2. Approve submittal of the grant application to the State of California Permanent Local Housing Allocation and authorize the Agency Director or designee to execute any amendments thereto and to sign any required documentation for the grant.

BACKGROUND

On February 26, 2020, The State of California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA). Funding for this NOFA is provided pursuant to Senate Bill (SB) 2 (Chapter 364, Statutes of 2017). SB 2 established the Building Homes and Jobs Trust Fund (Fund) and authorizes the Department to allocate 70 percent of monies collected and deposited in the Fund, beginning in calendar year 2019, to local governments for eligible housing and homelessness activities. The intent of the bill is to provide a permanent, on-going source of funding to local governments for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.

Twenty percent of the Fund is required to be expended for affordable owner-occupied workforce housing, and the program prioritizes investments that increase the supply of housing to households that are at or below 60 percent of the Area Median Income (AMI), adjusted for household size.

The funding available in this NOFA is for a five-year period based on the anticipated revenue and formula allocation. The County's five-year period of available funds is estimated to be \$2,730,542. A five-year plan on how the County proposes to utilize the funds is part of the application. There are a variety of eligible activities the County may choose to provide including:

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.
2. 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.
3. Matching portions of funds placed into local or regional housing trust funds.
4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of Health and Safety Code Section 34176.

5. Capitalized reserves for services connected to the preservation and creation of new permanent supportive housing.
6. 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.
 - A. This activity may include sub-awards to administrative entities as defined in Health and Safety Code Section 50490(a)(1-3) that were awarded California Emergency Solutions and Housing program or Home Energy Assistance Program funds for rental assistance to continue assistance to these households.
 - B. Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with Welfare and Institutions Code (WIC) Section 8225(b)(8). An applicant allocated funds for the new construction, rehabilitation, and preservation of permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).
7. Accessibility modifications in lower-income owner-occupied housing.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
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.

ENVIRONMENTAL IMPACT

The proposed filing for an application for grant funds to use for housing planning activities is exempt under the California Environmental Quality Act Guidelines Sections 15301, 15302 and 15262, and is an administrative action, not a project, pursuant to CEQA Guidelines 15378(b)(2), (4) and (5).

FISCAL IMPACT

There is no County match required for the Permanent Local Housing Allocation Funding Application NOFA, administrative and activity delivery funds will be included in the allocation the County. If the department is successful in this grant application, the appropriate funding amount will be budgeted in the respective Department FY budget(s).

ATTACHMENTS

Attachment A – Draft Application Resolution
Attachment B – Public Notice

Before the Board of Supervisors County of Placer, State of California

**In the matter of: Authorizing Resolution for
Projects Utilizing Permanent Local Housing
Allocation Funds**

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on April 21, 2020, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

All or a necessary quorum and majority of the Board of Supervisors of the County of Placer ("Applicant") hereby consents to, adopts, and ratifies the following resolution:

A. WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") is authorized to provide up to \$195 million to Cities and Counties for assistance under the SB 2 Permanent Local Housing Allocation Program Entitlement Jurisdiction Component from the Building Homes and Jobs Trust Fund (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)));

B. WHEREAS, the Department issued Permanent Local Housing Allocation Final Guidelines ("PLHA Program Guidelines") in October 2019;

C. WHEREAS, the Department issued a Notice of Funding Availability (“NOFA”) dated 02/26/2020 under the Permanent Local Housing Allocation (“PLHA”);

D. WHEREAS, Applicant is a County eligible to submit an application for and administer Permanent Local Housing Allocation Funds; and

E. WHEREAS, the Department may approve funding allocations for the PLHA Program, subject to the terms and conditions of the PLHA Program Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.

2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA, for an amount up to \$2,730,542 in accordance with all applicable rules and laws.

3. Applicant hereby agrees to use the PLHA funds only for Eligible Activities as approved by the Department and in accordance with all Program requirements, PLHA Program Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement, its Application, and other contracts between the Applicant and the Department.

4. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines, and any other applicable SB 2 guidelines published by the Department.

5. Steve Pedretti, Community Development Resource Agency Director, or his designee is authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

BE IT FURTHER RESOLVED BY the Board of Supervisors of the County of Placer that this resolution shall become effective immediately.

ATTACHMENT B

NOTICE OF PUBLIC HEARING PLACER COUNTY BOARD OF SUPERVISORS

WHERE: Placer County Administrative Center, Board Chambers, 175 Fulweiler Avenue, Auburn, CA 95603

WHEN: Tuesday, April 21, at 9:35 a.m. or as soon thereafter as can be heard

SUBJECT: Public hearing to consider application for a Permanent Local Housing Allocation Grant Application

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time to consider the submittal of an application in response to the Permanent Local Housing Allocation Grant (PLHA) Notice of Funding Availability (NOFA) and to solicit citizen input.

The Community Development Resource Agency will request authority from the Board of Supervisors to apply on behalf of the County of Placer for up to \$2,730,542 under the NOFA for eligible housing activities over a five-year plan period.

The purpose of the public hearing is to give citizens an opportunity to make their comments known on the proposed activity/application.

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Clerk of the Board at (530) 886-4020.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, , Auburn, CA 95603, or you may telephone the Clerk of the Board at (530) 886-4020. In addition, information is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

Interested persons are invited to telephonically attend the hearing or submit written comments. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Clerk of the Board, 175 Fulweiler Avenue, Room 101 Auburn, CA 95603, at least 24 hours or (1) business working day prior to the beginning of the meeting.

The Community Development Resource Agency contact for this project, Shawna Purvines, can be reached at (530) 745-3031 or spurvines@placer.ca.gov.

BOARD OF SUPERVISORS

Clerk of the Board, Megan Wood

Community Development Resource Agency Staff: Shawna Purvines

By: Executive Secretary, Rachel McGuigan

