



Legislation Details (With Text)

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File created: 10/29/2020 **In control:** Board of Supervisors

On agenda: 11/17/2020 **Final action:** 11/17/2020

Title: Planning and Building Department, Housing, Community and Economic Development Program, recommending the Board adopt and authorize the Chair to sign a Resolution 180-2020 to:

- 1) Authorize the submittal of a 2020 Grant Program application to the State of California Department of Community Development for funding under the Senate Bill 2 Permanent Local Housing Allocation Competitive Component to provide up to \$1,400,000 as funding for property acquisition required for affordable multifamily residential development; and
- 2) If awarded, authorize the Director of the Planning and Building Department, or designee, contingent upon approval by County Counsel and Risk Management, to execute the grant agreement and subsequent amendments thereto that do not affect the dollar amount or the term and to sign other grant-related documents.

FUNDING: State Senate Bill 2 (Chapter 364, Statutes of 2017) Permanent Local Housing Allocation Program Competitive Component from the Building Homes and Jobs Trust Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Apprvd Blue Route PLHA Grant Reso, 2. B - PLHA Resolution Grant Application, 3. Executed Resolution 180-2020

Date	Ver.	Action By	Action	Result
11/17/2020	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Housing, Community and Economic Development Program, recommending the Board adopt and authorize the Chair to sign a Resolution **180-2020** to:

- 1) Authorize the submittal of a 2020 Grant Program application to the State of California Department of Community Development for funding under the Senate Bill 2 Permanent Local Housing Allocation Competitive Component to provide up to \$1,400,000 as funding for property acquisition required for affordable multifamily residential development; and
- 2) If awarded, authorize the Director of the Planning and Building Department, or designee, contingent upon approval by County Counsel and Risk Management, to execute the grant agreement and subsequent amendments thereto that do not affect the dollar amount or the term and to sign other grant-related documents.

FUNDING: State Senate Bill 2 (Chapter 364, Statutes of 2017) Permanent Local Housing Allocation Program Competitive Component from the Building Homes and Jobs Trust Fund.

DISCUSSION / BACKGROUND

The State of California Department of Housing and Community Development (the "Department") issued a Notice of Funding Availability ("NOFA") dated August 31, 2020, for the Non-Entitlement Local Government Competitive Component grant for the Permanent Local Housing Allocation (PLHA) Program.

Funding for this NOFA is provided pursuant to Senate Bill (SB) 2 (Chapter 364, Statutes of 2017). SB 2 established the Fund and authorizes the Department to allocate 70 percent of moneys 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. The Non-Entitlement competitive grant program component prioritizes assistance to persons experiencing or at risk of homelessness and investments that increase the supply of housing to households with incomes of 60 percent or less of area median income.

In response to the 2020 NOFA, the County of El Dorado (“the Applicant”), an eligible non-entitlement Local government, desires to submit a project application for an allocation for up to \$1,400,000 of the PLHA Program funds in cooperation with Pacific Southwest Community Development Corporation, Managing General Partner of the Diamond Village Apartments affordable multifamily housing development in Diamond Springs. Pacific Southwest Community Development Corporation is a non-profit 501(c)3 California Public Benefit Corporation that acts as the managing general partner for over 70 low and moderate income apartment properties in California.

The PLHA application supports the County’s Housing Element Policy HO-1.18 which states that the County shall develop incentive programs and partnerships to encourage private development of affordable housing; and Measure HO-2013-21, which recommends the support of County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing.

ALTERNATIVES

The Board may deny the request to submit an application for PLHA grant funding.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management.

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

No change to Net County Cost is associated with this item. There is no County General Fund match required for the PLHA grant, if funded. Up to five percent of the grant amount may be used for Administrative expenses incurred to implement the Project or program Activity, which would offset the costs associated with staff time.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will secure the Chair’s signature on the original copy of the Resolution; and
- 2) The Clerk of the Board will provide two (2) certified Resolution copies to Planning and Building Department, attention of C.J. Freeland, HCED Program.

STRATEGIC PLAN COMPONENT

Economic Development & Healthy Communities - The grant application for the PLHA State funding program supports the County’s Strategic Plan goal of Economic Development by seeking funds to develop workforce housing. Providing workforce housing supports the Healthy Communities goal by offering low-income residents with affordable housing.

CONTACT

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Planning and Building Department