



Health and Human Services Agency

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HOUSING & COMMUNITY SERVICES DIVISION

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: May 13, 2025

TO: Board of Supervisors

FROM: **Tyler Barrington, Interim Director of Housing and Community Services**

SUBJECT: Resolution authorizing repurpose of commitment of County General Fund in the amount of \$1,000,000 previously authorized for a Local Housing Trust Fund (LHTF) application match to be used to leverage and match Permanent Local Housing Allocation (PLHA) dollars for development of affordable rental housing and owner-occupied housing through the Western Nevada County Regional Housing Trust Fund.

RECOMMENDATION: Approve the attached Resolution.

FUNDING:

No new funding is requested as part of this action. The Board previously committed \$500,000 of General Fund and \$500,000 of ARPA dollars to a state Local Housing Trust Fund Grant application which was unsuccessful. Staff is now requesting the Board remove that commitment and re-commit these same dollars to the Permanent Local Housing Allocation fund in order to provide the leverage needed for affordable housing projects.

BACKGROUND: The Permanent Local Housing Allocation (PLHA) is an allocation of SB2 funds (\$75 dollar recording fee on real estate transactions) made to all California jurisdictions – Cities and Counties. The County receives a yearly allocation of PLHA dollars; application for the Round 4 allocation is currently open with applications due before February 28, 2026. Nevada County uses PLHA dollars to fund projects as outlined in the PLHA plan.

To receive PLHA funding, the County must adopt by Resolution a PLHA plan pursuant to 302(c)(4) of the program guidelines. The plan is a description of how the County and its partner jurisdictions, the City of Grass Valley and City of Nevada City, intend to use PLHA funds within certain eligible activities. On July 14, 2020, this Board approved Resolutions 20-247 and 20-315, authorizing an application for PLHA funding and adoption of the PLHA five (5) year plan. The 5-year plan supports affordable housing development owner-occupied housing

development, and homeless services. A large portion of PLHA funds were used to support the creation of the Western Nevada County Regional Housing Trust Fund to leverage Local Housing Trust Fund (LHTF) grant funds towards increasing the supply of affordable housing.

On May 9, 2023, this Board approved Resolution 23-185 authorizing commitment of County General Fund (\$500,000) and American Rescue Plan Act (ARPA) funds (\$500,000), since converted to County General Fund, totaling \$1,000,000 to be used as local matching funds towards an application for Round 3 of the Local Housing Trust Fund (LHTF) application and to support housing projects in alignment with the PLHA plan. LHTF funding was not received and no further rounds of LHTF are currently projected. If LHTF funds were received, the Housing and Community Services Department proposed to combine the General Fund and ARPA funds with PLHA dollars to fund commitments to projects for affordable housing and owner-occupied housing that were identified through Requests for Proposals released in January and May of 2023 through the Western Nevada County Regional Housing Trust Fund and in alignment with previous direction to increase affordable housing opportunities. This resolution recommends repurposing the \$1,000,000 of General Fund dollars to combine with PLHA funds for those same project commitments.

Initiated by: Angela Masker, Senior Administrative Analyst, Housing and Community Services

Approved by: Tyler Barrington, Interim Director of Housing and Community Services