



RESOLUTION No. 25-163

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION AMENDING THE RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION FOR FUNDING UNDER THE LOCAL HOUSING TRUST FUND (LHTF) GRANT PROGRAM, CERTIFYING USE OF A FUTURE AWARD OF LOCAL HOUSING TRUST FUNDS (LHTF) IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL STATUTES, RULES, REGULATIONS AND LAWS REGARDING THE LHTF PROGRAM, COMPLIANCE WITH ANY AND ALL CONTRACTS WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD), COMPLYING WITH MATCHING REQUIREMENTS UNDER THE LHTF AWARD, AND AUTHORIZING THE REGIONAL HOUSING TRUST FUND TO ACT AS TRUSTEE IN CONNECTION WITH THE FUNDS TO ELIGIBLE PROJECTS, TO GRANT SIGNATORY AUTHORITY TO DIRECTOR OF HEALTH AND HUMAN SERVICES

WHEREAS, HCD is authorized to provide up to \$57 million in grant funding under the Local Housing Trust Fund ("LHTF") Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code section 50842.2 et seq. (Chapter 365, Statutes of 2017 (SB 3)) ("Program"); and

WHEREAS, HCD issued a Notice of Funding Availability ("NOFA") dated April 30, 2020 under the LHTF Program; and

WHEREAS, the County is an eligible Local or Regional Housing Trust Fund and applied to the Program to administer one or more eligible activities using LHTF Program Funds on behalf the County, the City of Grass Valley, and City of Nevada City; and

WHEREAS, the County, as Applicant, formed a Regional Housing Trust Fund ("Western Nevada County Regional Housing Trust Fund") to maintain the Permanent Local Housing Allocation Program ("PLHA") funds allocated to the County of Nevada, City of Grass Valley and City of Nevada City, with the County of Nevada administering the Western Nevada County Regional Housing Trust Fund as trustee on behalf of these jurisdictions; and

WHEREAS, the award of LHTF program funds will match funds provided to the LHTF fund by the PLHA allocation and County general fund dollars, doubling the funding available to the trust fund and increasing the number of projects it could potentially fund over the next five years, with the matching funds for the LHTF are set forth in Attachment 1 to this resolution; and

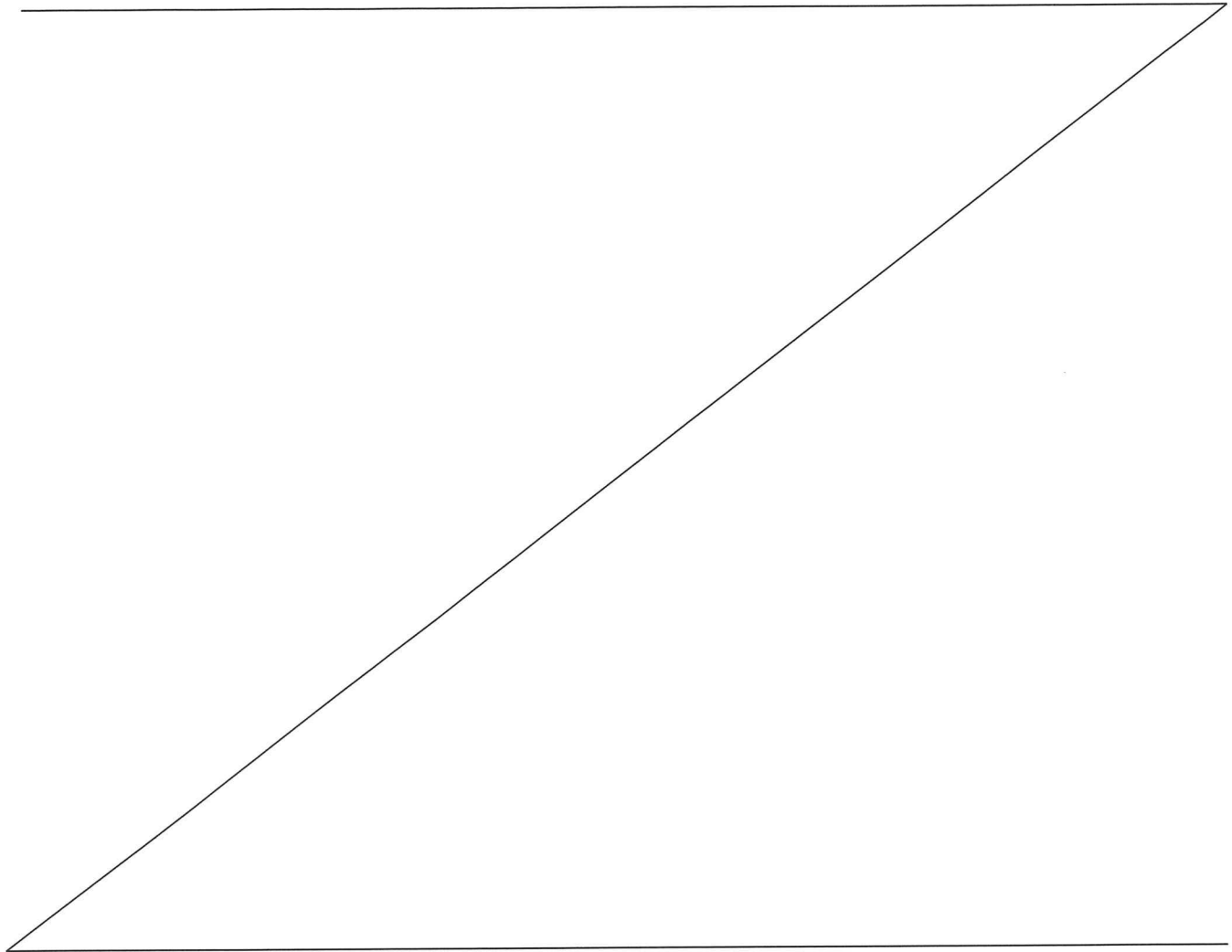
WHEREAS, the Department may approve funding allocations for the LHTF Program, subject to the terms and conditions of H&S Code Section 50842.2, the LHTF Program Guidelines, NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHTF award recipients.

WHEREAS, the previous LHTF Award authorized signatory was the previous Nevada County Housing Director, who has since retired, and the County must designate a new authorized signatory.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that upon the County of Nevada receiving an award of LHTF funds from HCD pursuant to the above referenced LHTF NOFA, it represents and certifies that it will use all such funds on Eligible Projects 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 LHTF Program, as well as any and all contracts Applicant may have with the Department ("Eligible Project").

BE IT FURTHER RESOLVED that the Regional Housing Trust Fund is hereby authorized to act as the trustee in connection with the Department's funds to Eligible Projects pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$2,000,000 (the "LHTF Award").

1. Applicant hereby agrees to match on a dollar-for-dollar basis the LHTF Award pursuant to Guidelines Section 104. Applicant hereby agrees to utilize matching funds on a dollar-for-dollar basis for the same Eligible Project for which Program Funds are used, as required by HSC Section 50843.5(c).
2. Pursuant to Attachment 1 and the Applicant's certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements.
3. Nonprofit Housing Trust Funds and Native American Tribe Housing Trust Funds agree to use Program Funds only for Eligible Projects located in cities and counties that submitted an adopted Housing Element that was found by the Department to be in compliance and that have submitted their Housing Element Annual Progress Report (APR) for the current year or prior year by the application due date.
4. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, H&S Section 50842.2 and LHTF Program Guidelines.
5. Ryan Gruver, Director of Health and Human Services is authorized to execute the LHTF Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the LHTF Award to Applicant, as the Department may deem appropriate.



PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 13th day of May 2025, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek, and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

Recuse: None.

ATTEST:

TINE MATHIASSEN
Chief Deputy Clerk of the Board of Supervisors

By: Lauriana Cecchi

Heidi Hall
Heidi Hall, Chair

Attachment 1

The Program Funds will be used for affordable housing developments located within the three jurisdictions that incorporate the "Western Nevada County Regional Housing Trust Fund" (RHTF). This is Nevada County, City of Grass Valley and City of Nevada.

The RHTF will be established with funds from the three jurisdictions Permanent Local Housing Allocations (PLHA) annually from the California Department of Housing and Community Development (HCD) as well as an additional \$500,000 from Nevada County general fund in 2020. PLHA funds from each are as follows:

	2019	2020
Nevada County	\$306,419	\$746,135
City of Grass Valley	\$135,508	\$ 0
City of Nevada	<u>\$ 78,865</u>	<u>\$ 78,865</u>
TOTAL	\$520,692	\$825,000

The matching funds from HCD's Local Housing Trust Fund program will be used with the local funds to be awarded to potential affordable housing developments that will have Area Median Income (AMI) levels from 30% to a maximum of 60% for units funded with the Western Nevada County Regional Housing Trust Fund dollars. The Western Nevada County Regional Housing Trust Fund will establish a Notice of Funding Availability (NOFA) once all funds have been committed from the State and Local sources. Within that NOFA, loan terms, loan amounts and scoring criteria will be established for each funding round that is made available by the Regional Housing Trust Fund.