



# RESOLUTION No. 23-400

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

### RESOLUTION AFFIRMING AN AMENDMENT TO THE CALIFORNIA DEPARTMENT HOUSING AND COMMUNITY DEVELOPMENT'S PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM WHICH INCREASES THE MAXIMUM AMOUNT FROM \$1,337,254 TO \$2,266,091 (AN INCREASE OF \$928,837) FOR THE TERM OF JANUARY 25, 2021 THROUGH JUNE 30, 2030

WHEREAS, Governor Brown signed the 2017 Building Homes and Jobs Act (SB2) establishing a \$75 recording fee on real estate documents with funding from the fee to be used to create an annual, sustained funding source to be used by local jurisdictions to increase the supply of affordable housing; and

WHEREAS, on June 23, 2020, this Board approved Resolution 20-247 authorizing submittal of an application for Permanent Local Housing Allocation ("PLHA") funds; and

WHEREAS, on June 23, 2020, this Board approved Resolution 20-316 authorizing a Memorandum of Understanding between Nevada County, Nevada City and Grass Valley wherein both cities agreed to delegate their PLHA allocation to the County establishing that the County will administer the Cities allocated PLHA funds; and

WHEREAS, Resolution 20-315 adopted the local PLHA plan and directed the Health and Human Services Agency Director to submit the plan to the California Department of Housing and Community Development to secure award of PLHA funding, and

WHEREAS, on February 23, 2021, per Resolution 21-036, the Nevada County Board of Supervisors approved the funding award from the California Department Housing and Community Development's PLHA program in the amount of \$520,692 for housing related projects; and

WHEREAS, on July 26, 2022, per Resolution 22-403, the Nevada County Board of Supervisors affirmed amendment No. 1 to the Agreement, which increased the maximum award amount to \$1,337,254, and

WHEREAS, the County is in receipt of Amendment No. 02 to the Agreement which increase the maximum award amount to \$2,266,091.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that the Fiscal Year 2021/22 PLHA funding amendment in the amount of \$2,266,091 to be used to support activities identified in the adopted PLHA local plan is hereby accepted and that the Health and Human Services Agency Director signature for Amendment No. 2 is accepted.

Funds to be deposited into revenue account: 1631-50609-451-1020/445090; 1631-50609-451-1030/445090; 1631-50609-451-1040/445090; 1631-50609-451-1050/445090

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 8th day of August, 2023, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward C. Scofield, Lisa Swarthout, Susan Hoek and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 

  
Edward C. Scofield, Chair

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES **SCO ID:**  
**STANDARD AGREEMENT - AMENDMENT**

STD 213A (Rev 04/2020)

AGREEMENT NUMBER 20-PLHA-15158 AMENDMENT NUMBER 2 Purchasing Authority Number

CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED 8 PAGES

1. This Agreement is entered into between the State Agency and the Contractor named below:

STATE AGENCY NAME  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

CONTRACTOR NAME  
**County of Nevada**

2. The term of this Agreement is:

START DATE  
01/25/2021

THROUGH END DATE  
06/30/2030

3. The maximum amount of this Agreement after this Amendment is:

\$582,147.00

4. The parties mutually agree to this amendment as follows. All actions noted below are by this reference made a part of the Agreement and incorporated herein:

Exhibit A, Authority, Purpose, and Scope of Work is hereby deleted in its entirety and replaced with new Exhibit A, Authority, Purpose and Scope of Work, Am. 2 (Rev. 11/2022) attached hereto and made a part hereof.

Exhibit E, Program-Specific Provisions and Special Conditions is hereby deleted in its entirety and replaced with new Exhibit E, Program-Specific Provisions and Special Conditions, Am. 2 (Rev. 11/2022) attached hereto and made a part hereof.

*All other terms and conditions shall remain the same.*

*IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.*

**CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

**County of Nevada**

CONTRACTOR BUSINESS ADDRESS  
**950 Maidu Avenue**

CITY STATE ZIP  
Nevada City CA 95959

PRINTED NAME OF PERSON SIGNING

*Rogan Gruver*

TITLE *HHSA Director*

CONTRACTOR AUTHORIZED SIGNATURE

*[Signature]*

DATE SIGNED

*4/26/2023*

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

**Department of Housing and Community Development**

CONTRACTING AGENCY ADDRESS  
**2020 W. El Camino Ave., Suite 130**

CITY STATE ZIP  
**Sacramento CA 95833**

PRINTED NAME OF PERSON SIGNING

**Sukhpreet Martinez**

TITLE

**Contracts Office Manager, Contract Services Section**

CONTRACTING AGENCY AUTHORIZED SIGNATURE

*[Signature]*

DATE SIGNED

**5/2/2023**

CALIFORNIA DEPARTMENT OF GENERAL SERVICE APPROVAL

EXEMPTION (If Applicable)

Exempt per SCM Vol. 1 4.04. A 3 (DGS memo date 06/12/1981)

**EXHIBIT A**

**AUTHORITY, PURPOSE AND SCOPE OF WORK**

**1. Authority**

Pursuant to Part 2 Chapter 2.5 of Division 31 of the Health and Safety Code (commencing with Section 50470) Statutes of 2017 (SB 2, Atkins), which created the Building Homes and Jobs Trust Fund and the Permanent Local Housing Allocation ("PLHA") Program ("Program"), this Standard Agreement along with all its exhibits (the "Agreement") is entered under the authority of and in furtherance of the Program. Pursuant to Health and Safety Code, Section 50470 (b), the California Department of Housing and Community Development (referred to herein as "HCD" or "Department") has issued a Notice of Funding Availability (the "NOFA"), dated February 26, 2020, to govern administration of the fund and carry out the Program.

**2. Purpose**

In accordance with the authority cited above, an application was made to the State (the "Application") for assistance from the Program for the purpose of making funding available to eligible local governments in California for housing related projects and programs that assist in addressing the unmet housing needs of their local communities. By entering into this Agreement and thereby accepting the award of the PLHA grant funds (the "Grant"), the Contractor (sometimes referred to herein as the "Applicant") agrees to comply with the terms and conditions of the NOFA, this Agreement, the representations contained in the Application, and the requirements of the authorities cited above.

**3. Definitions**

Capitalized terms not otherwise defined herein shall have the meaning of the definitions set forth in Health and Safety Code Section 50470 and Section 101 of the Guidelines.

**4. Scope of Work**

- A. The scope of work ("Work") for this Agreement shall consist of one or more of the following eligible uses:
- 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.

**EXHIBIT A**

- 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 a term of no less than thirty 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 HSC 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 subawards to Administrative Entities as defined in HSC Section 50490(a)(1-3) that were awarded California Emergency Solutions and Housing (CESH) program or Homeless Emergency Aid Program (HEAP) 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 WIC Section 8255(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.

**EXHIBIT A**

- 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.
- B. A Local government that receives an allocation shall use no more than five percent of the allocation for costs related to the administration of the Activity(ies) for which the allocation was made. Staff and overhead costs directly related to carrying out the eligible activities described in Section 301 are "activity costs" and not subject to the cap on "administrative costs." A Local government may share any funds available for administrative costs with entities that are administering its allocation.
- C. Two or more local governments that receive PLHA allocations may expend those moneys on an eligible jointly funded project as provided in Section 50470 (b)(2)(B)(ii)(IV). An eligible jointly funded project must be an eligible Activity pursuant to Section 301(a) and be located within the boundaries of one of the Local governments.
- D. Entitlement Local governments may use the flow of PLHA funds to incentivize private lender loans and to guarantee payments for some or all public agency bond financings for activities consistent with the uses identified in Section 301 "Eligible Activities". This loan guarantee Activity must be identified and fully explained in the Applicant's "Plan".

**EXHIBIT A**

**5. Department Contract Coordinator**

The Department's Contract Coordinator for this Agreement is the Division of Financial Assistance, Grant Management Section PLHA Manager or their designee. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the Department Contract Coordinator at the following address:

California Department of Housing and Community Development  
Attention: Permanent Local Housing Allocation (PLHA)  
Grant Management Section, Suite 400  
2020 West El Camino Avenue, CA 95833  
P. O. Box 952050  
Sacramento, CA 94252-2050

**6. Contractor Contract Coordinator**

The Contractor's contract coordinator for this Agreement is the Authorized Representative listed below. Unless otherwise informed, any notice, report, or other communication required by this Agreement may be mailed by first class mail, or sent through a commercial courier to the Authorized Representative at the following address:

Authorized Representative Name:	Mike Dent
Authorized Representative Title:	Director, Housing and Community Services Department
Agency Name:	County of Nevada
Address:	950 Maidu Avenue Nevada City, CA 95959
Phone No.:	(530) 265-1410
Email Address:	<a href="mailto:mike.dent@nevadacountyca.gov">mike.dent@nevadacountyca.gov</a>

**7. Effective Date, Term of Agreement, and Deadlines**

- A. This Agreement is effective upon approval by the Department, which is the date executed by all parties (such date, the "Effective Date").
- B. This Agreement shall terminate on June 30, 2030.

**EXHIBIT A**

- C. Except for predevelopment expenses for construction projects funded by PLHA and costs to develop and prepare the Plan and the PLHA application, no costs incurred more than one year prior to commitment by the Local government may be paid from PLHA funds. Reimbursement of expenses to prepare the Plan and the PLHA application are subject to the cap on administrative fees.
  
- D. Any Grant funds which have not been expended by the expenditure deadline shall be disencumbered and revert to the Department. The expenditure deadline is fifty-eight months from the date of the budget appropriation for each year of funds included in this Agreement.



**EXHIBIT E**

**PROGRAM-SPECIFIC PROVISIONS AND SPECIAL CONDITIONS**

**1. Program-Specific Provisions**

The following are project-specific terms and conditions (referred to as enumerated provision(s) for ease of reference in prior exhibits) and shall inform the references made to project-specific information not contained in those prior exhibits.

**Budget Detail:**

Contractor has been awarded the following grant activity amounts for 2019: **\$135,508**

Contractor has been awarded the following grant activity amounts for 2020: **\$221,146**

Contractor has been awarded the following grant activity amounts for 2021: **\$225,493**

Estimated five-year allocation may not exceed: **\$813,049**

**Payees:**

A. The authorized Payee(s) is/are as specified below:

Name: **County of Nevada** Amount: **\$582,147**

**Plan:**

A. Provide a description of how allocated funds will be used for the proposed activity.

The County plan proposes to provide at least \$1,820,692 of PLHA funds over 5 years to establish a Low-Income Housing Trust Fund. PLHA funds for this activity will come from the City of Nevada City, the City of Grass Valley, and Nevada County. These funds will join local funds, and state matching funds provided through the Low-Income Housing Trust Fund (LIHTF) grant program. Funds will be held and administered by the County. Funds will be distributed to eligible projects through either an application process or a Request for Proposal process. A committee comprised of representatives from the regional jurisdictions: Grass Valley, Nevada City, and Nevada County will review proposed projects and award RHTF loans to projects meeting established criteria. The County is currently working with two development partners who have expressed interest accessing RHTF dollars to develop low-income housing. One project would develop 56

**EXHIBIT E**

units of rental housing for households earning 60% or below AMI. The other is owner-occupied project that would develop 12 units of housing for households earning at or below 60% AMI. Both projects are far along in the planning phases. The 56-unit rental complex is in the process of applying for TCAC credits.

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Rental	Rental	Rental	Rental	Rental
Percentage of Funds Allocated for each Activity	100%	60%		60%	60%
Area Median Income Level Served	30%	30%		30%	30%

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Owner	Owner	Owner	Owner	Owner
Percentage of Funds Allocated for each Activity		20%	80%	20%	20%
Area Median Income Level Served		60%	60%	60%	60%

- B. Provide a description of how allocated funds will be used for the proposed activity.

The County PLHA plan will use a portion of PLHA funds to support existing emergency shelter operations, expand seasonal operations, and support expansion of shelter capacity to include 24/7 and/or "Navigation" elements. The County is exploring Navigation options but currently the County supports Low Barrier shelter access and seasonal "extreme weather shelter" (including summertime weather events that trigger red flag alerts and/or Public Safety Power Shutoff events).

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters
Percentage of Funds Allocated for each Activity		20%	10%	10%	10%
Area Median Income Level Served		30%	30%	30%	30%

**EXHIBIT E**

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	Emergency Shelters
Percentage of Funds Allocated for each Activity			10%	10%	10%
Area Median Income Level Served			30%	30%	30%

**2. Special Conditions**

The following Special Conditions are applicable to this Standard Agreement:

None.

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES **SCO ID:**  
**STANDARD AGREEMENT - AMENDMENT**

STD 213A (Rev 04/2020)

AGREEMENT NUMBER AMENDMENT NUMBER Purchasing Authority  
Number

CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED 8 PAGES 20-PLHA-15172 2

1. This Agreement is entered into between the State Agency and the Contractor named below:

STATE AGENCY NAME

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

CONTRACTOR NAME

**County of Nevada**

2. The term of this Agreement is:

START DATE

01/25/2021

THROUGH END DATE

06/30/2030

3. The maximum amount of this Agreement after this Amendment is:

\$345,215.00

4. The parties mutually agree to this amendment as follows. All actions noted below are by this reference made a part of the Agreement and incorporated herein:

Exhibit A, Authority, Purpose, and Scope of Work is hereby deleted in its entirety and replaced with new Exhibit A, Authority, Purpose and Scope of Work, Am. 2 (Rev. 11/2022) attached hereto and made a part hereof.

Exhibit E, Program-Specific Provisions and Special Conditions is hereby deleted in its entirety and replaced with new Exhibit E, Program-Specific Provisions and Special Conditions, Am. 2 (Rev. 11/2022) attached hereto and made a part hereof.

*All other terms and conditions shall remain the same.*

*IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.*

**CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

**County of Nevada**

CONTRACTOR BUSINESS ADDRESS

**950 Maidu Ave**

CITY

Nevada City

STATE

CA

ZIP

95959

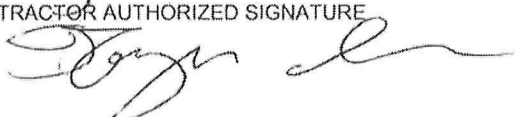
PRINTED NAME OF PERSON SIGNING

*Ryan Gruber*

TITLE

*HHSA Director*

CONTRACTOR AUTHORIZED SIGNATURE



DATE SIGNED

*4/26/2023*

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

**Department of Housing and Community Development**

CONTRACTING AGENCY ADDRESS

**2020 W. El Camino Ave., Suite 130**

CITY

**Sacramento**

STATE

**CA**

ZIP

**95833**

PRINTED NAME OF PERSON SIGNING

**Sukhpreet Martinez**

TITLE

**Contracts Office Manager, Contract Services Section**

CONTRACTING AGENCY AUTHORIZED SIGNATURE



DATE SIGNED

**04/28/2023**

CALIFORNIA DEPARTMENT OF GENERAL SERVICE APPROVAL

EXEMPTION (If Applicable)

Exempt per; SCM Vol. 1 4.04.A.3 (DGS memo dated 06/12/1981)

**EXHIBIT A**

**AUTHORITY, PURPOSE AND SCOPE OF WORK**

**1. Authority**

Pursuant to Part 2 Chapter 2.5 of Division 31 of the Health and Safety Code (commencing with Section 50470) Statutes of 2017 (SB 2, Atkins), which created the Building Homes and Jobs Trust Fund and the Permanent Local Housing Allocation (“PLHA”) Program (“Program”), this Standard Agreement along with all its exhibits (the “Agreement”) is entered under the authority of and in furtherance of the Program. Pursuant to Health and Safety Code, Section 50470 (b), the California Department of Housing and Community Development (referred to herein as “HCD” or “Department”) has issued a Notice of Funding Availability (the “NOFA”), dated February 26, 2020, to govern administration of the fund and carry out the Program.

**2. Purpose**

In accordance with the authority cited above, an application was made to the State (the “Application”) for assistance from the Program for the purpose of making funding available to eligible local governments in California for housing related projects and programs that assist in addressing the unmet housing needs of their local communities. By entering into this Agreement and thereby accepting the award of the PLHA grant funds (the “Grant”), the Contractor (sometimes referred to herein as the “Applicant”) agrees to comply with the terms and conditions of the NOFA, this Agreement, the representations contained in the Application, and the requirements of the authorities cited above.

**3. Definitions**

Capitalized terms not otherwise defined herein shall have the meaning of the definitions set forth in Health and Safety Code Section 50470 and Section 101 of the Guidelines.

**4. Scope of Work**

- A. The scope of work (“Work”) for this Agreement shall consist of one or more of the following eligible uses:
- 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.

**EXHIBIT A**

- 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 a term of no less than thirty 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 HSC 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 subawards to Administrative Entities as defined in HSC Section 50490(a)(1-3) that were awarded California Emergency Solutions and Housing (CESH) program or Homeless Emergency Aid Program (HEAP) 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 WIC Section 8255(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.

**EXHIBIT A**

- 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.
- B. A Local government that receives an allocation shall use no more than five percent of the allocation for costs related to the administration of the Activity(ies) for which the allocation was made. Staff and overhead costs directly related to carrying out the eligible activities described in Section 301 are “activity costs” and not subject to the cap on “administrative costs.” A Local government may share any funds available for administrative costs with entities that are administering its allocation.
- C. Two or more local governments that receive PLHA allocations may expend those moneys on an eligible jointly funded project as provided in Section 50470 (b)(2)(B)(ii)(IV). An eligible jointly funded project must be an eligible Activity pursuant to Section 301(a) and be located within the boundaries of one of the Local governments.
- D. Entitlement Local governments may use the flow of PLHA funds to incentivize private lender loans and to guarantee payments for some or all public agency bond financings for activities consistent with the uses identified in Section 301 “Eligible Activities”. This loan guarantee Activity must be identified and fully explained in the Applicant’s “Plan”.

**EXHIBIT A**

**5. Department Contract Coordinator**

The Department's Contract Coordinator for this Agreement is the Division of Financial Assistance, Grant Management Section PLHA Manager or their designee. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the Department Contract Coordinator at the following address:

California Department of Housing and Community Development  
Attention: Permanent Local Housing Allocation (PLHA)  
Grant Management Section, Suite 400  
2020 West El Camino Avenue, CA 95833  
P. O. Box 952050  
Sacramento, CA 94252-2050

**6. Contractor Contract Coordinator**

The Contractor's contract coordinator for this Agreement is the Authorized Representative listed below. Unless otherwise informed, any notice, report, or other communication required by this Agreement may be mailed by first class mail, or sent through a commercial courier to the Authorized Representative at the following address:

Authorized Representative Name:	Mike Dent
Authorized Representative Title:	Director, Housing and Community Services Department
Agency Name:	County of Nevada (City of Nevada)
Address:	950 Maidu Avenue Nevada City, CA 95959
Phone No.:	(530) 265-1410
Email Address:	<a href="mailto:mike.dent@nevadacountyca.gov">mike.dent@nevadacountyca.gov</a>

**7. Effective Date, Term of Agreement, and Deadlines**

- A. This Agreement is effective upon approval by the Department, which is the date executed by all parties (such date, the "Effective Date").
- B. This Agreement shall terminate on June 30, 2030.



**EXHIBIT A**

- C. Except for predevelopment expenses for construction projects funded by PLHA and costs to develop and prepare the Plan and the PLHA application, no costs incurred more than one year prior to commitment by the Local government may be paid from PLHA funds. Reimbursement of expenses to prepare the Plan and the PLHA application are subject to the cap on administrative fees.
  
- D. Any Grant funds which have not been expended by the expenditure deadline shall be disencumbered and revert to the Department. The expenditure deadline is fifty-eight months from the date of the budget appropriation for each year of funds included in this Agreement.

**EXHIBIT E**

**PROGRAM-SPECIFIC PROVISIONS AND SPECIAL CONDITIONS**

**1. Program-Specific Provisions**

The following are project-specific terms and conditions (referred to as enumerated provision(s) for ease of reference in prior exhibits) and shall inform the references made to project-specific information not contained in those prior exhibits.

**Budget Detail:**

Contractor has been awarded the following grant activity amounts for 2019: **\$78,865**

Contractor has been awarded the following grant activity amounts for 2020: **\$129,480**

Contractor has been awarded the following grant activity amounts for 2021: **\$136,870**

Estimated five-year allocation may not exceed: **\$473,190**

**Payees:**

A. The authorized Payee(s) is/are as specified below:

Name: **County of Nevada** Amount: **\$345,215**

**Plan:**

A. Provide a description of how allocated funds will be used for the proposed activity.

The City supports the County's proposal to provide at least \$1,820,692 of PLHA funds over 5 years to establish a Low-Income Housing Trust Fund. PLHA funds for this activity will come from the City of Nevada City, the City of Grass Valley and Nevada County. These funds will join local funds, and state matching funds provided through the Low-Income Housing Trust Fund (LIHTF) grant program. Funds will be held and administered by the County. Funds will be distributed to eligible projects through either an application process or a Request for Proposal process. A committee comprised of representatives from the regional jurisdictions: Grass Valley, Nevada City, and Nevada County will review proposed projects and award RHTF loans to projects meeting established criteria. The County is currently working with two development partners who have expressed interest accessing RHTF dollars to develop low-income housing. One

**EXHIBIT E**

project would develop 56 units of rental housing for households earning 60% or below AMI. The other is owner-occupied project that would develop 12 units of housing for households earning at or below 60% AMI. Both projects are far along in the planning phases. The 56-unit rental complex is in the process of applying for TCAC credits.

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Rental	Rental	Rental	Rental	Rental
Percentage of Funds Allocated for each Activity	100%	60%		60%	60%
Area Median Income Level Served	30%	30%		30%	30%

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Owner	Owner	Owner	Owner	Owner
Percentage of Funds Allocated for each Activity		20%	80%	20%	20%
Area Median Income Level Served		60%	60%	60%	60%

B. Provide a description of how allocated funds will be used for the proposed activity.

The City of Nevada City supports the County's plan to use a portion of PLHA to support existing emergency shelter operations, expand seasonal operations, and support expansion of shelter capacity to include 24/7 and/or "Navigation" elements. The County is exploring Navigation options but currently the County supports Low Barrier shelter access and seasonal "extreme weather shelter" (including summertime weather events that trigger red flag alerts and/or Public Safety Power Shutoff events).

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters
Percentage of Funds Allocated for each Activity		20%	10%	10%	10%
Area Median Income Level Served		30%	30%	30%	30%

**EXHIBIT E**

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	Emergency Shelters
Percentage of Funds Allocated for each Activity			10%	10%	10%
Area Median Income Level Served			30%	30%	30%

**2. Special Conditions**

The following Special Conditions are applicable to this Standard Agreement:

None.

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES **SCO ID:**  
**STANDARD AGREEMENT - AMENDMENT**

STD 213A (Rev 04/2020)

AGREEMENT NUMBER 20-PLHA-15173 AMENDMENT NUMBER 2 Purchasing Authority Number

CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED 8 PAGES

1. This Agreement is entered into between the State Agency and the Contractor named below:

STATE AGENCY NAME  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

CONTRACTOR NAME  
**County of Nevada**

2. The term of this Agreement is:

START DATE  
01/25/2021

THROUGH END DATE  
06/30/2030

3. The maximum amount of this Agreement after this Amendment is:

\$1,338,729.00

4. The parties mutually agree to this amendment as follows. All actions noted below are by this reference made a part of the Agreement and incorporated herein:

Exhibit A, Authority, Purpose, and Scope of Work is hereby deleted in its entirety and replaced with new Exhibit A, Authority, Purpose and Scope of Work, Am. 2 (Rev. 11/2022) attached hereto and made a part hereof.

Exhibit E, Program-Specific Provisions and Special Conditions is hereby deleted in its entirety and replaced with new Exhibit E, Program-Specific Provisions and Special Conditions, Am. 2 (Rev. 11/2022) attached hereto and made a part hereof.

*All other terms and conditions shall remain the same.*

*IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.*

**CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

**County of Nevada**

CONTRACTOR BUSINESS ADDRESS

**950 Maidu Avenue**

CITY

Nevada City

STATE

CA

ZIP

95959

PRINTED NAME OF PERSON SIGNING

*Kyam Gruber*

TITLE

*HHSA Director*

CONTRACTOR AUTHORIZED SIGNATURE

*[Signature]*

DATE SIGNED

*4/26/2023*

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

**Department of Housing and Community Development**

CONTRACTING AGENCY ADDRESS

**2020 W. El Camino Ave., Suite 130**

CITY

**Sacramento**

STATE

**CA**

ZIP

**95833**

PRINTED NAME OF PERSON SIGNING

Michael White

TITLE

Manager, Contract Services

CONTRACTING AGENCY AUTHORIZED SIGNATURE

*Michael White*

DATE SIGNED

5/8/2023

CALIFORNIA DEPARTMENT OF GENERAL SERVICE APPROVAL

EXEMPTION (If Applicable)

Exempt per: SCM Vol. 1, 4.04.A.3 (DGS memo dated 06/12/1981)

**EXHIBIT A**

**AUTHORITY, PURPOSE AND SCOPE OF WORK**

**1. Authority**

Pursuant to Part 2 Chapter 2.5 of Division 31 of the Health and Safety Code (commencing with Section 50470) Statutes of 2017 (SB 2, Atkins), which created the Building Homes and Jobs Trust Fund and the Permanent Local Housing Allocation (“PLHA”) Program (“Program”), this Standard Agreement along with all its exhibits (the “Agreement”) is entered under the authority of and in furtherance of the Program. Pursuant to Health and Safety Code, Section 50470 (b), the California Department of Housing and Community Development (referred to herein as “HCD” or “Department”) has issued a Notice of Funding Availability (the “NOFA”), dated February 26, 2020, to govern administration of the fund and carry out the Program.

**2. Purpose**

In accordance with the authority cited above, an application was made to the State (the “Application”) for assistance from the Program for the purpose of making funding available to eligible local governments in California for housing related projects and programs that assist in addressing the unmet housing needs of their local communities. By entering into this Agreement and thereby accepting the award of the PLHA grant funds (the “Grant”), the Contractor (sometimes referred to herein as the “Applicant”) agrees to comply with the terms and conditions of the NOFA, this Agreement, the representations contained in the Application, and the requirements of the authorities cited above.

**3. Definitions**

Capitalized terms not otherwise defined herein shall have the meaning of the definitions set forth in Health and Safety Code Section 50470 and Section 101 of the Guidelines.

**4. Scope of Work**

- A. The scope of work (“Work”) for this Agreement shall consist of one or more of the following eligible uses:
- 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.

**EXHIBIT A**

- 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 a term of no less than thirty 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 HSC 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 subawards to Administrative Entities as defined in HSC Section 50490(a)(1-3) that were awarded California Emergency Solutions and Housing (CESH) program or Homeless Emergency Aid Program (HEAP) 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 WIC Section 8255(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.

**EXHIBIT A**

- 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.
- B. A Local government that receives an allocation shall use no more than five percent of the allocation for costs related to the administration of the Activity(ies) for which the allocation was made. Staff and overhead costs directly related to carrying out the eligible activities described in Section 301 are “activity costs” and not subject to the cap on “administrative costs.” A Local government may share any funds available for administrative costs with entities that are administering its allocation.
- C. Two or more local governments that receive PLHA allocations may expend those moneys on an eligible jointly funded project as provided in Section 50470 (b)(2)(B)(ii)(IV). An eligible jointly funded project must be an eligible Activity pursuant to Section 301(a) and be located within the boundaries of one of the Local governments.
- D. Entitlement Local governments may use the flow of PLHA funds to incentivize private lender loans and to guarantee payments for some or all public agency bond financings for activities consistent with the uses identified in Section 301 “Eligible Activities”. This loan guarantee Activity must be identified and fully explained in the Applicant’s “Plan”.



**EXHIBIT A**

**5. Department Contract Coordinator**

The Department's Contract Coordinator for this Agreement is the Division of Financial Assistance, Grant Management Section PLHA Manager or their designee. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be mailed by first class to the Department Contract Coordinator at the following address:

California Department of Housing and Community Development  
Attention: Permanent Local Housing Allocation (PLHA)  
Grant Management Section, Suite 400  
2020 West El Camino Avenue, CA 95833  
P. O. Box 952050  
Sacramento, CA 94252-2050

**6. Contractor Contract Coordinator**

The Contractor's contract coordinator for this Agreement is the Authorized Representative listed below. Unless otherwise informed, any notice, report, or other communication required by this Agreement may be mailed by first class mail, or sent through a commercial courier to the Authorized Representative at the following address:

Authorized Representative Name:	Mike Dent
Authorized Representative Title:	Director, Housing and Community Services Department
Agency Name:	County of Nevada (City of Nevada)
Address:	950 Maidu Avenue Nevada City, CA 95959
Phone No.:	(530) 265-1410
Email Address:	<a href="mailto:mike.dent@nevadacountyca.gov">mike.dent@nevadacountyca.gov</a>

**7. Effective Date, Term of Agreement, and Deadlines**

- A. This Agreement is effective upon approval by the Department, which is the date executed by all parties (such date, the "Effective Date").
- B. This Agreement shall terminate on June 30, 2030.

**EXHIBIT A**

- C. Except for predevelopment expenses for construction projects funded by PLHA and costs to develop and prepare the Plan and the PLHA application, no costs incurred more than one year prior to commitment by the Local government may be paid from PLHA funds. Reimbursement of expenses to prepare the Plan and the PLHA application are subject to the cap on administrative fees.
  
- D. Any Grant funds which have not been expended by the expenditure deadline shall be disencumbered and revert to the Department. The expenditure deadline is fifty-eight months from the date of the budget appropriation for each year of funds included in this Agreement.

**EXHIBIT E**

**PROGRAM-SPECIFIC PROVISIONS AND SPECIAL CONDITIONS**

**1. Program-Specific Provisions**

The following are project-specific terms and conditions (referred to as enumerated provision(s) for ease of reference in prior exhibits) and shall inform the references made to project-specific information not contained in those prior exhibits.

**Budget Detail:**

Contractor has been awarded the following grant activity amounts for 2019: **\$306,319**

Contractor has been awarded the following grant activity amounts for 2020: **\$465,936**

Contractor has been awarded the following grant activity amounts for 2021: **\$566,474**

Estimated five-year allocation may not exceed: **\$473,190**

**Payees:**

A. The authorized Payee(s) is/are as specified below:

Name: **County of Nevada** Amount: **\$1,338,729**

**Plan:**

A. Provide a description of how allocated funds will be used for the proposed activity.

The City supports the County's proposal to provide at least \$1,820,692 of PLHA funds over 5 years to establish a Low-Income Housing Trust Fund. PLHA funds for this activity will come from the City of Nevada City, the City of Grass Valley and Nevada County. These funds will join local funds, and state matching funds provided through the Low-Income Housing Trust Fund (LIHTF) grant program. Funds will be held and administered by the County. Funds will be distributed to eligible projects through either an application process or a Request for Proposal process. A committee comprised of representatives from the regional jurisdictions: Grass Valley, Nevada City, and Nevada County will review proposed projects and award RHTF loans to projects meeting established criteria. The County is currently working with two development partners who have expressed interest accessing RHTF dollars to develop low-income housing. One

**EXHIBIT E**

project would develop 56 units of rental housing for households earning 60% or below AMI. The other is owner-occupied project that would develop 12 units of housing for households earning at or below 60% AMI. Both projects are far along in the planning phases. The 56-unit rental complex is in the process of applying for TCAC credits.

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Rental	Rental	Rental	Rental	Rental
Percentage of Funds Allocated for each Activity	100%	60%		60%	60%
Area Median Income Level Served	30%	30%		30%	30%

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Owner	Owner	Owner	Owner	Owner
Percentage of Funds Allocated for each Activity		20%	80%	20%	20%
Area Median Income Level Served		60%	60%	60%	60%

- B. Provide a description of how allocated funds will be used for the proposed activity.

The City of Nevada City supports the County's plan to use a portion of PLHA to support existing emergency shelter operations, expand seasonal operations, and support expansion of shelter capacity to include 24/7 and/or "Navigation" elements. The County is exploring Navigation options but currently the County supports Low Barrier shelter access and seasonal "extreme weather shelter" (including summertime weather events that trigger red flag alerts and/or Public Safety Power Shutoff events).

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters	Emergency Shelters
Percentage of Funds Allocated for each Activity		20%	10%	10%	10%
Area Median Income Level Served		30%	30%	30%	30%

**EXHIBIT E**

<b>Funding Allocation Year</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Type of Activity	Navigation Centers	Navigation Centers	Navigation Centers	Navigation Centers	Emergency Shelters
Percentage of Funds Allocated for each Activity			10%	10%	10%
Area Median Income Level Served			30%	30%	30%

**2. Special Conditions**

The following Special Conditions are applicable to this Standard Agreement:

None.