



# COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

950 Maidu Ave.  
Nevada City, California  
95959

*Agency Director*  
**Michael Heggarty**

Telephone (530) 265-1627  
Fax (530) 265-2295

Department Directors  
Phebe Bell, MSW, Behavioral Health  
Jill Blake, MPA, Public Health  
Mike Dent, MPA, Child Support Services/Collections  
Tex Ritter, JD, Social Services

June 28, 2018

Honorable Board of Supervisors  
Eric Rood Administrative Center  
950 Maidu Avenue  
Nevada City, CA 95959

**DATE OF MEETING:** July 17, 2018

**SUBJECT:** A Resolution authorizing the submittal of an application to the California State Department of Housing and Community Development (HCD) for funding under the HOME Investment Partnerships Program in the amount of \$1,000,000.

**RECOMMENDATION:** Adopt the Resolution

**FUNDING:** There is no funding and no General Fund impact associated with this board item, which is a grant application. If funds are awarded under this competitive opportunity, further information and a budget amendment will be forthcoming at that time.

**BACKGROUND:**

The Nevada County Board of Supervisors has prioritized Affordable Housing and Economic Development as A priorities in their 2018 Board Objectives. Two of many ways that the Nevada County Housing and Community Services Division support these objectives are through the Down Payment Assistance and Tenant Based Rental Assistance Programs. These programs help low-income individuals and families afford housing. Additionally, the down payment assistance program increases home ownership among working, low income members of our community, which both alleviates pressure in the rental market, and provides economic benefit to the recipients.

The California Department of Housing and Community Services (HCD) released an annual notice of funding availability (NOFA) on June 5, 2018, for the HOME Program. HOME program funds can be used to fund a first-time homebuyer (FTHB) program that provides down payment assistance to low-income households to secure their first home. Additionally, program funds may be allocated for a Tenant-Based Rental Assistance (TBRA) program, which provides rental security deposits to very low-income households.

The County of Nevada has successfully operated a FTHB Program since 1998. The FTHB Program offers down payment assistance at 3% simple interest, which is deferred for 30 years. To date, approximately eighty-three low-income households now own homes due to the success of the FTHB Program. The County began operating a TBRA program in December 2004 and has provided rental security deposit assistance to two hundred seventy-five families since its inception. Very low-income residents throughout the county, including the cities, are able to take advantage of the TBRA program.

At this time, the demand for these program services remains high with staff receiving inquiries daily. In the past, the number of applicants exceeded the Department's cash flow ability to immediately process all applications simultaneously. HHSA has analyzed this situation and has implemented measures which should provide adequate cash flow. The FTHB and TBRA programs are utilized as a method to address affordable housing in Nevada County and in efforts to comply with the County's Housing Element.

We ask the Board to approve submission of this application for \$1,000,000 to the HOME Program. This application includes a \$50,000 allocation to continue funding the Tenant Based Rental Assistance deposit program. Should the County prevail with the application and receive an award, it is anticipated that six First Time Homebuyers and 25 TBRA families will benefit from this HOME grant.

Please contact me if any additional information is required.

Respectfully submitted,

Mike Dent  
Child Support Services/Collections Director