

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

STD 213A (Rev 04/2020)

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

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	CITY	STATE	ZIP
950 Maidu Avenue	Nevada City	CA	95959
PRINTED NAME OF PERSON SIGNING	TITLE		
<i>Kyan Gruver</i>	HNSA Director		
CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED		
<i>[Signature]</i>	4/26/2023		

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

Department of Housing and Community Development

CONTRACTING AGENCY ADDRESS	CITY	STATE	ZIP
2020 W. El Camino Ave., Suite 130	Sacramento	CA	95833
PRINTED NAME OF PERSON SIGNING	TITLE		
Michael White	Manager, Contract Services		
CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED		
<i>Michael White</i>	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.

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- 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.

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- 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”.

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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:	mike.dent@nevadacountyca.gov

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.

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- 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

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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.

Funding Allocation Year	2019	2020	2021	2022	2023
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%

Funding Allocation Year	2019	2020	2021	2022	2023
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).

Funding Allocation Year	2019	2020	2021	2022	2023
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%

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Funding Allocation Year	2019	2020	2021	2022	2023
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.