



# COUNTY OF NEVADA HEALTH & HUMAN SERVICES AGENCY

950 Maidu Ave.  
Nevada City, California  
95959

*Agency Director*  
*Ryan Gruver*

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 and Housing &  
Community Services  
Tex Ritter, JD, Social Services

## NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

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**MEETING DATE:** January 14, 2020

**TO:** Board of Supervisors

**FROM:** Mike Dent

**SUBJECT:** 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; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the HOME Investment Partnerships Program.

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**RECOMMENDATION:** Adopt the Resolution

**FUNDING:** Federally funded reimbursement program. If HOME Investment Partnerships Program funds are awarded, the Department will return to the Board for acceptance of the grant funds and execution of the standard agreement. There is no impact to the General Fund, and no budget amendment is needed for this item.

**BACKGROUND:** The California Department of Housing and Community Services (HCD) released an annual notice of funding availability (NOFA) on October 31, 2019, 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 assistance to very low-income households for up to 24 months.

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. This will be the first time the County

will offer monthly rental assistance through the program and it is anticipated that the Housing Division will accomplish this project through assist from our community partners. 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.

It is recommended the Board approve the submission of this application for \$1,000,000 to the HOME Program. This application includes a \$500,000 allocation to fund the Tenant Based Rental Assistance program and \$500,000 in FTHB funds. Should the County prevail with the application and receive an award, it is anticipated that three First Time Homebuyers and 18 TBRA families will benefit from this HOME grant.

**Item Initiated and Approved by:** Mike Dent, Director of Child Support, Housing and Community Services