

Permanent Local Housing Allocation (PLHA)

Nevada County PLHA Plan 2019-2023

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Four Items for Consideration

1. Permanent Local Housing Allocation Plan and Authorization of PLHA Application (Two Separate Resolutions)
2. Memorandum of Understanding Between County of Nevada, City of Grass Valley and City of Nevada City for Regional Partnership re: PLHA and Local Housing Trust Fund (LHTF)
3. Authorize Submission of LHTF Application

Background:

- PLHA: created by the 2017 Building Homes and Jobs Act – a.k.a SB2
- SB2 established a \$75 recording fee on certain real estate documents
- These funds provided a permanent source of funding to all local governments to help cities and counties implement plans to increase affordable housing stock



PLHA Funding Will Help Cities and Counties:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of Regional Housing Needs Allocation
- Ensure geographic equity in the distribution of the funds



Collaboration:

- Under PLHA, Small cities can “delegate” their share of allocated PLHA funds to a larger jurisdiction
- In June, Grass Valley and Nevada City opted to do delegate to the County their allocations of PLHA funding
- Both Cities and the County have been working closely together to review eligible activities



The Plan:

- \$2.6 Million in PLHA funding over 5 years
- 80% of funding to increase housing stock
- 20% to Sheltering operations
- Utilize PLHA funds to form a Western Nevada County Regional Housing Trust Fund
- Leverage Local commitment of PLHA Housing Trust Funds to seek State matching dollars through the Low Income Housing Trust Fund Grant Program
- Provide assistance to general shelter operations: expand seasonal shelters and sustain low barrier access Countywide



The Impact:

- Fosters collaboration between County and Cities towards the coordinated development of affordable housing
- Establishes an ongoing source of funding to provide affordable housing project developers with low and deferred interest loans
- Leverages locally committed PLHA funds to seek state matching funds, doubling the local investment over 5 years.
- Provides a source of funding to assist in shelter operations while we build housing



- Public Comment on Plan
- Questions surrounding Plan
- Consideration of Resolutions
 - Approval or Plan (SR 20-3255)
 - Authorize Submission of PLHA Application (SR 20-3272)

Memorandum of Understanding to Establish PLHA Partnership

- Establishes a Regional Partnership Focused on Expanding Housing
 - County is Fiscal and Administrative Lead on Partnership
 - Coordinates Local Housing Efforts
 - Pools Money to Increase Impact on Community
 - Created Eligibility for Matching Funds through Low-Income Housing Trust Fund
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- Questions
 - Consider Approving Resolution (SR 20-3273)

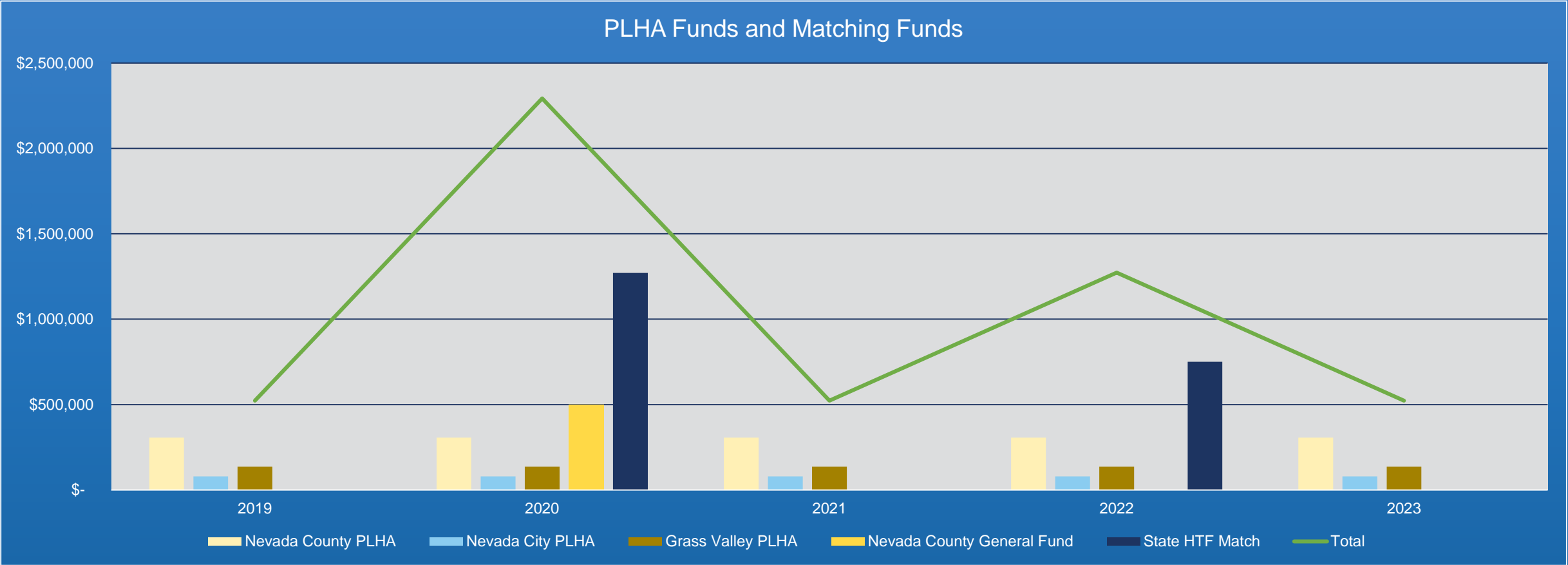


Authorization of LHTF:

- Partnership Makes Application Possible
- Guidelines:
 - Use Funds for Construction Loans or Permanent Financing
 - Bulk of Funds Must be Spent on Lower Income Households (80% AMI maximum)
 - \$750K Minimum Commitment to Apply (yearly if funds are available)
 - Maximum Match up to \$5M Per Year.
- Encourages Investment of Local Funds into Community Housing Projects by matching them with State funds



Economy of Scale:



Local Housing Trust Fund (Continued)

- Questions
- Consideration of Authorization of LHTF Application (SR 20-3274)