



MARIPOSA COUNTY

Administration • 966-3222



RESOLUTION - ACTION REQUESTED 2021-176

MEETING: April 6, 2021
TO: The Board of Supervisors
FROM: Dallin Kimble, County Administrative Officer
RE: PLHA Amendment

RECOMMENDATION AND JUSTIFICATION:

Conduct a Public Hearing to Solicit Citizen Input on the County's Proposed Five Year Permanent Local Housing Allocation (PLHA) Plan Activities; Adopt a Resolution Approving Plan Activities and Authorize the County Administrative Officer to Submit the Approved Plan; and Authorize the Board of Supervisors Chair to Sign an Agreement and Any Subsequent Amendments or Modifications Thereto, as Well as Any Other Documents Which Are Related to this Program or the PLHA Grant Award (Subject to Approval as to Legal Form by County Counsel).

PLHA is a noncompetitive application that must be used to carry out one or more eligible activities that will prioritize investments that: (1) increase the supply of housing for households with incomes at or below 60 percent of Area Median Income(AMI), and (2) are consistent with the program set forth in the County's Housing Element. The County's annual allocation is set at \$128,455, for a five-year total of \$770,732.

The County submitted an application under the Notice of Funding Available published February 26, 2020 for the full five-year allocation of \$770,732. The plan proposed utilized 100% of year one and year two funding to provide gap financing for the Creekside Terrace Multifamily Housing Project and 100% of funding in years three through five to waive fees for property owners related to the development of new or the rehabilitation of existing accessory dwelling units (ADU).

Due to increasing infrastructure cost and the County's commitment to housing for all our residents, staff now recommends amending the plan to pledge years one through four to the Creekside Terrace Project. The ADU fee waiver project that was going to be funded has been put on hold for other reasons and the additional support for Creekside Terrace is needed.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

RES-2018-292 Board approves the Comprehensive Housing Program Implementation study that indicates the need for the County to partner with Non-Profit Developers to develop affordable housing through out the County.

Design Review 2019-035 Approving 42 unit apartment complex at 5118 Fournier Rd.

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RES-2019-498 Adopt 2019-2024 Housing Element to the General Plan.

RES-2019-702 Approve and partner on a application to the Infill Infrastructure grant program for the construction of Creekside terrace. The grant was awarded

RES-2018-62 December 18th 2018. Board Approves No Place Like Home round 1 to begin funding of Creekside Terrace (Mariposa Village)

RES-2019-49 August 20th 2019. General Plan Housing Element Adoption and State Certification

RES-2019-70 December 10th 2019 Infill Infrastructure Grant applied for and awarded for onsite and offsite improvements for Creekside Terrace(Mariposa Village)

February 19th 2019 Discussion and Direction given to pursue approved ADU plans

RES-2020-355 June 23rd 2020. Local Early Action Planning Grant(LEAP), Applied for, pursuing County Sponsored Architectural Plans Program.

RES-2021-38 January 26,2021County amends the use of LEAP funds and applies for LEAP funding for Permitting software

RES 2020-484 August 8th 2020 Authorizing the application for PLHA grant funds

RES 2020-484 August 8th 2020Approving PLHA plan 302(c)(4) committing years 1 and 2 as gap financing for the Creekside Terrace

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

PLHA could be used for an alternative eligible use. Negative action would reduce funds that are being contributed to the Creekside Terrace project.

ATTACHMENTS:

MAR PLHA Public Hearing Notice Plan Amendment (PDF)

PLHA amendment Formal Resolution (V2) (PDF)

Exhibit A_plha_302(c)(4) plan amendment (XLSM)

RESULT: ADOPTED [UNANIMOUS]

MOVER: Rosemarie Smallcombe, District I Supervisor

SECONDER: Miles Menetrey, District V Supervisor

AYES: Smallcombe, Sweeney, Long, Forsythe, Menetrey

Resolution No. 2021-176

**RESOLUTION OF THE MARIPOSA COUNTY BOARD OF SUPERVISORS
APPROVING THE AMENDED 2019-2020 PERMANENT LOCAL HOUSING
ALLOCATION FIVE YEAR FUNDING PLAN**

WHEREAS, the Department is authorized to provide up to \$195 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)); and

WHEREAS, the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated 02/26/2020 under the Permanent Local Housing Allocation (PLHA) Program; and

WHEREAS, Applicant is an eligible Local government applying for the program to administer one or more eligible activities; and

WHEREAS, the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement and other contracts between the Department and PLHA grant recipients; and

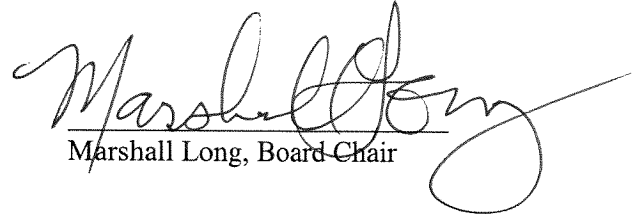
WHEREAS, the County of Mariposa applied for the PLHA program by Resolution 2020-483 on August 4th, 2020 and now wishes to amend that application by requesting year one and two activities extended to years one through four.

NOW THEREFORE BE IT RESOLVED THAT:

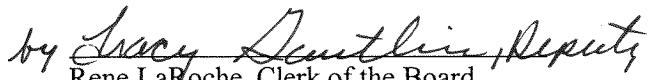
1. Applicant, pursuant with threshold requirements outlined in the PLHA NOFA, has provided adequate opportunity for the public to review and comment on the proposed PLHA five-year plan.
2. Applicant hereby agrees the PLHA plan contains eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent with Local government’s Housing Element.
3. Applicant is hereby authorized and adopts the PLHA five-year plan to provide gap financing for the development of Creekside Terrace, a 42 unit multifamily project targeting individuals/households with income at or below 60% of AMI in years one through four, and year five will support an ADU program, by providing fee waivers, technical assistance and potential financing to homeowners utilizing the formula allocations, as stated in Appendix C of the current NOFA for **\$770,732** in accordance with all applicable rules and laws.
4. The Mariposa County Board of Supervisors approves the PLHA application pursuant to HCD form 302(c)(4), here to attached as exhibit A.
5. The Board of Supervisors Chair or designee is authorized to submit the hereby adopted five-year PLHA plan and execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate (Subject to Approval as to Legal Form by County Counsel).

PASSED AND ADOPTED by the Board of Supervisors of Mariposa County, a Political Subdivision of the State of California by Motion of Supervisor Smallcombe, and Seconded by Supervisor Menetrey, at a regular meeting on April 6th, 2021 by the following VOTE:

AYES: SMALLCOMBE, SWEENEY, LONG, MENETREY FORSYTHE
NAYS: NONE
ABSTAIN: NONE
ABSENT: NONE


Marshall Long, Board Chair

ATTEST:

by 
Rene LaRoche, Clerk of the Board

APPROVED AS TO FORM:


Steven W. Dahlem, County Counsel