

*Before the Board of Supervisors
County of Monterey, State of California*

Resolution No. 22-453

- A Resolution of the Board of Supervisors of the County of Monterey to:)
)
 a. Authorize the Director of Housing and Community Development or designee to request the California Department of Housing and Community Development approve Amendment 2 to the County's Permanent Local Housing Allocation Program Standard Agreement and enter, execute, and deliver to the State of California the amended Agreement, subject to review and approval of the Office of the County Counsel as to form and legality.)
)
 b. Authorize the Director of Housing and Community Development or designee to enter into a Grant Agreement with Interim, Inc. to provide \$400,213 in PLHA Activity 6 funding for construction cost overruns at the Sun Rose Gardens Permanent and Transitional Housing Development in Salinas.)
)

A necessary quorum and majority of the Board of Supervisors of Monterey County ("Contractor") hereby consents to, adopts, and ratifies the following resolution:

WHEREAS, the Department is authorized to provide up to \$304 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)}).

WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated 5/3/2021 under the Permanent Local Housing Allocation (PLHA) Program;

WHEREAS, the County of Monterey as an eligible Local Government applied for the program to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation.

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.

WHEREAS, the County of Monterey has an approved PLHA Plan that allocated funding as shown below.

	Activity 1 - Ownership Housing	Activity 3 - LHTF Ownership	Activity 3 - LHTF Rental	Activity 5 - Permanent Supportive Housing	Activity 6 - Navigation Centers	Activity 6 - New Construction	Activity 6 - Case Management
2019		50%			50%		
2020		40%		25%	35%		
2021		40%		25%	35%		
2022	40%			25%	35%		
2023	40%			25%	35%		

WHEREAS, the County of Monterey desires to assist Interim, Inc.’s construction of the Sun Rose Gardens permanent and transitional housing project which incurred unexpected cost overruns almost immediately after beginning construction, but the PLHA Plan does not include funds for Activity 6-New Construction.

WHEREAS, the County of Monterey desires to fund Community Health Engagement to continue providing Countywide Street Outreach and Case Management Services to link the unsheltered with housing, and resources and services that will help the unhoused find shelter.

WHEREAS, the County of Monterey desires to modify the percentage allocation between Activities and funding years to better serve the needs of the community by providing more permanent and transitional supportive housing that allowed by the current PLHA Plan.

NOW THEREFORE BE IT RESOLVED THAT:

1. Contractor has received a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as all contracts Contractor may have with the Department.
2. Contractor has been awarded a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Exhibit E of Standard Agreement Number 20-PLHA-15630 of \$3,890,280 in accordance with all applicable rules and laws.
3. Contractor hereby agrees to use the PLHA funds for 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 and in compliance with the Standard Agreement and other contracts between the Contractor and the Department.

4. Pursuant to Guidelines Section 302(c)(4) of the Guidelines, Applicants PLHA Plan for 2019-2023 Allocations is attached to this resolution, and Contractor hereby adopts this PLHA Plan Amendment and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.
5. Contractor certifies that it has or will subgrant some or all its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a local housing developer or program operator but does not mean an administering Local Government to who a Local Government may delegate its PLHA allocation.
6. Contractor certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.
7. Contractor certifies that, if funds are used for the development of an Affordable Rental Housing Development, the Local Government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local Government approved underwriting of the Project for a term of at least 55-years.
8. Contractor shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.
9. The Director of Housing and Community Development or their designee is authorized to execute the PLHA Program Amendment, 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 Contractor, as the Department may deem appropriate.
10. Contractor has prepared an Amended PLHA Plan that reallocates funding, as shown below, to provide additional funding for permanent and transitional supportive housing not originally included in the PLHA Plan and better meet the needs of the community.

Grant Year	Activity 1	Activity 3 - Ownership	Activity 3 - Rental	Activity 5 - Permanent Supportive Housing	Activity 6 - Navigation Centers	Activity 6 - New Construction	Activity 6 - Case Management
2019		20%	45%		15%	5%	15%
2020		20%	40%		10%	10%	20%
2021		20%	45%		10%		25%
2022		20%	40%		25%		15%
2023		20%	40%		25%		15%

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of Supervisors authorizes the Director of Housing and Community Development or designee to enter into a Grant Agreement with Interim, Inc. to provide \$400,213 in PLHA Activity 6 (New Construction) funding for construction cost overruns at the Sun Rose Gardens Permanent and Transitional Housing Development in Salinas.

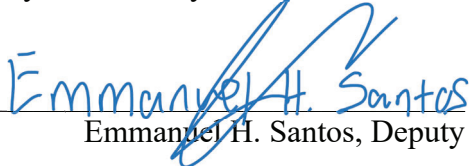
PASSED AND ADOPTED on this 8th day of November 2022, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams
 NOES: None
 ABSENT: None
 (Government Code 54953)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on November 8, 2022.

REVISED Date: June 5, 2023
 File ID: RES 22-199
 Agenda Item No. 26

Valerie Ralph, Clerk of the Board of Supervisors
 County of Monterey, State of California


 Emmanuel H. Santos, Deputy