Attachment A

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Before the Board of Supervisors in and for the County of Monterey, State of California

Resolution No.)
A Resolution of the Board of Supervisors of the County of Monterey to:)

a. Authorize the Director of Housing and Community Development or their designee to request the California Department of Housing and Community Development (HCD) approve Amendment to the County's Permanent Local Housing Allocation (PLHA) program Standard Agreement;)
b. Authorize the Director of Housing and Community Development or their designee to request the California Department of HCD approve Amendment to City of Soledad's PLHA program Standard Agreement;)
c. Authorize the Director of Housing and Community Development or their designee to request the California Department of HCD approve Amendment to the City of Carmel-by-the-Sea's PLHA program Standard Agreement;)
d. Authorize the Director of Housing and Community Development or their designee to request the California Department of HCD approve Amendment to the City of Greenfield's PLHA program Standard Agreement; and)
e. Authorize the Director of Housing and Community Development or their designee enter, execute, and deliver the State of California Amended Standard Agreements as required by PLHA, subject to review and approval of the Office of the County Counsel as to form and legality.)

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

WHEREAS, the State of California ("State"), Department of Housing and Community Development ("Department") is authorized to provide up to $304 million under the Senate Bill 2 (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 Department issued a Notice of Funding Availability (NOFA) dated May 3, 2021 under the Permanent Local Housing Allocation Program (PLHA);

WHEREAS, the County of Monterey as an eligible Local Government applied for the program to administer one or more eligible PLHA activities.

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

WHEREAS, in 2022, the cities of Carmel-by-the-Sea, Greenfield, and Soledad delegated authority to the County of Monterey to apply for and use PLHA funding on their behalf consistent with the County's PLHA Plan.

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

PLHA Grant 20-PLHA-15630

Grant Year	Activity 3 – Ownership	Activity 3 – Rental	Activity 6 – Navigation Centers	Activity 6 – New Construction	Activity 6 – Case Management
2019	0%	0%	50%	50%	
2020	20%	30%	35%	11%	4%
2021	20%	45%	10%	0%	25%
2022	20%	40%	25%	0%	15%
2023	20%	40%	25%	0%	15%

PLHA Grants 22-PLHA-17671, 22-PLHA-17673, and 22-PLHA-17674

Grant Year	Activity 3 – Ownership	Activity 3 – Rental	Activity 6 – Navigation Centers	Activity 6 – New Construction	Activity 6 – Case Management
2019	20%	25%	30%	0%	25%
2020	20%	30%	35%	0%	15%
2021	20%	45%	10%	0%	25%
2022	20%	40%	25%	0%	15%
2023	20%	40%	25%	0%	15%

WHEREAS, State HCD provided the need to remove funding from Activity 3 and utilize Activity 1 and Activity 9 instead to properly fund the committed and future projects. .

WHEREAS, the current PLHA Plan does not allocate the needed funds to fulfill the committed funding for Case Management Services (Activity 6) to provide 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 rental affordable housing and homeownership opportunities in compliance with the NOFA and to appropriately fund committed activities in the PLHA Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. The County of Monterey has received separate contracts for each grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA. The County 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 the County of Monterey may have with the Department.

2. The County of Monterey has been awarded a PLHA Standard Agreement number of 20-PLHA-15630, in an amount not to exceed the five-year estimate of $3,890,280 as stated in Exhibit E of that Agreement and in accordance with all applicable rules and laws.

3. The County of Monterey, on behalf of the City of Carmel-by-the-Sea, has been awarded a PLHA Standard Agreement number of 22-PLHA-17671, in an amount not to exceed the five-year estimate of $491,704 as stated in Exhibit E of that Agreement and in accordance with all applicable rules and laws.

4. The County of Monterey, on behalf of the City of Soledad, has been awarded a PLHA Standard Agreement number of 22-PLHA-17673, in an amount not to exceed the five-year estimate of $725,770 as stated in Exhibit E of that Agreement and in accordance with all applicable rules and laws.

5. The County of Monterey, on behalf of the City of Greenfield, has been awarded a PLHA Standard Agreement number of 22-PLHA-17674, in an amount not to exceed the five-year estimate of $839,497 as stated in Exhibit E of that Agreement and in accordance with all applicable rules and laws.

6. Pursuant to PLHA Guidelines Section 302(c)(4), the County of Monterey's revised PLHA Plan for 2019-2023 Allocations is attached to this resolution, and County of Monterey hereby adopts this PLHA Plan Amendment and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.

7. The County of Monterey certifies that it 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.

8. The County of Monterey 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.

9. The County of Monterey shall be subject to the terms and conditions as specified in the Standard Agreements, the PLHA program Guidelines and any other applicable SB 2 Guidelines published by the Department.

10. 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 grants awarded to the County of Monterey, as the Department may deem appropriate.

11. The County of Monterey has prepared Amended PLHA Plans that reallocates funding, as shown below, to provide funding for rental housing under Activity 1, increase percentages for Activity 6 (navigation centers, case management, and permanent supportive housing) and Activity 9 (homeownership opportunities) to comply with the NOFA requirements, better meet the needs of the community, and to appropriately fund committed activities in the PLHA Plan.

PLHA Grant 20-PLHA-15630

Grant Year	Activity 1 – Rental Housing	Activity 6 – Navigation Centers	Activity 6 – Case Management	Activity 6 – Develop Permanent Supportive Housing	Activity 9 – Homeownership	Admin
2020	30%	35%	4%	6%	20%	5%
2021	22%	13%	25%	0%	35%	5%
2022	0%	30%	15%	0%	50%	5%
2023	0%	30%	15%	0%	50%	5%

PLHA Grants 22-PLHA-17671, 22-PLHA-17673, and 22-PLHA-17674

Grant Year	Activity 1 – Rental Housing	Activity 6 – Navigation Centers	Activity 6 – Case Management	Activity 9 – Homeownership	Admin
2020	25%	35%	15%	20%	5%
2021	17%	13%	25%	40%	5%
2022	0%	25%	15%	55%	5%
2023	0%	25%	15%	55%	5%

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____ and carried this day of June 17, 2025, by the following vote, to wit:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

I, Valerie Ralph, Acting 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_____for the meeting on June 17, 2025.

Dated:

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

By _____
Deputy