

RESOLUTION NO. 22-64

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT HEREBY AUTHORIZES THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE LOCAL HOUSING TRUST FUND PROGRAM (LHTF); THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE LHTF PROGRAM.

WHEREAS the Department of Housing and Community Development (Department) is authorized to provide up to \$57 million under the Local Housing Trust Fund (“LHTF”) Program from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1) (as described in Health and Safety Code section 50842.2 et seq. (Chapter 365, Statutes of 2017 (SB 3)) (“Program”)

WHEREAS the State of California (the “State”), Department issued a Notice of Funding Availability (“NOFA”) dated 4/5/2022 under the LHTF Program;

WHEREAS, the County of Humboldt, a political subdivision of the State of California, wishes to apply for and is eligible to receive an allocation of funds through LHTF Program for the purpose of administering one or more eligible activities using program funds;

WHEREAS the Department may approve funding allocations for the LHTF Program, subject to the terms and conditions of H&S Code Section 50842.2, the LHTF Program Guidelines, NOFA, Program requirements, the Standard Agreement and other related contracts between the Department and LHTF award recipients;

WHEREAS the Department of Health and Human Services department applied for and received Department of Health Care Services (DHCS) One-Time Funding to Initiate Whole Person Care Capacity, \$200,000 of that funding allocation was earmarked for the establishment of a Housing Trust Fund; and

WHEREAS, on August 10, 2021, Board of Supervisors of the County of Humboldt identified improving and increasing the quality and supply of housing in Humboldt County as a priority funding area for the State and Local Fiscal Recovery Fund as authorized by the American Rescue Plan Act (ARPA) and approved a spending plan which included funding for housing purposes; and

WHEREAS, the Board of Supervisors of the County of Humboldt wishes to apply to obtain from HCD an allocation of LHTF program funds in the amount of \$1,700,000 to establish the Humboldt County Housing Trust Fund.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors as follows:

1. The Board of Supervisors has reviewed and hereby approves the LHTF Program application for the April 5, 2022, LHTF NOFA;
2. If the County of Humboldt receives an award of LHTF funds from the Department pursuant to the above referenced LHTF NOFA, The Board of Supervisors represents and certifies that

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it will use all such funds on Eligible Projects 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 Program, as well as any and all contracts Applicant may have with the Department ("Eligible Project");

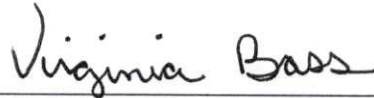
3. The Board of Supervisors hereby authorizes and directs the Planning and Building Department to act as the fund manager in connection with the LHTF funds making loans to Eligible Projects pursuant to the above-described Notice of Funding Availability in an amount not to exceed \$1,700,000 (the "LHTF Award"); and
4. The Board of Supervisors hereby agrees to match on a dollar-for-dollar basis the LHTF Award pursuant to Guidelines Section 104. The County of Humboldt hereby agrees to utilize matching funds on a dollar-for-dollar basis for the same Eligible Project(s) for which Program Funds are used, as required by HSC Section 50843.5(c). A summary of the how program and matching funds will be used is incorporated in this Resolution as Exhibit 1; and
5. The Board of Supervisors hereby allocates \$1,500,000 for the activities described in Exhibit 1 of this resolution from the ARPA budget unit (3232-120200)
6. Pursuant to Exhibit 1 and the Board of Supervisor's certification in this resolution, the LHTF funds will be expended only for Eligible Projects and consistent with all program requirements; and
7. The County of Humboldt shall be subject to the terms and conditions as specified in the Standard Agreement, Health and Safety Section 50842.2 and LHTF Program Guidelines; and
8. The Board of Supervisors hereby adopts the Uniform Multifamily Regulations (UMR's) as the loan guidelines, underwriting standards, and procedures for the Humboldt County Housing Trust Fund. The UMR's are incorporated in this Resolution as Exhibit 2; and
9. The Board of Supervisors hereby authorizes and directs the Planning and Building Director to execute the LHTF Program Application, the LHTF Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the LHTF Award to the County of Humboldt, as the Department may deem appropriate; and
10. The Board of Supervisors Directs the Department of Health and Human Services and Planning and Building Department to develop a public process for deciding how these funds will be expended. This process shall be brought back prior to the funds being received from the State and will include addressing how all committees and commissions including the Housing Trust Fund and Homeless Solutions Committee are involved in allocating these funds.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting on May 24, 2022

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Adopted on motion by Supervisor Wilson, seconded by Supervisor Bushnell and the following vote:

AYES: Supervisors: Wilson, Bushnell, Bohn, Bass, Madrone
NAYS: Supervisors:
ABSENT: Supervisors:
ABSTAIN: Supervisors:



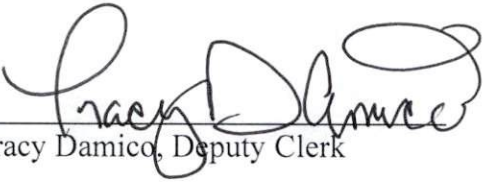
VIRGINA BASS, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____



Tracy Damico, Deputy Clerk

Date: May 24, 2022

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
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EXHIBIT 1 to RESOLUTION NO. 22-64

Eligible activities Pursuant to Guidelines, Section 105, the LHTF and ARPA Housing funds shall be allocated in compliance with all the following:

1. To provide construction loans and/or permanent financing loans at simple interest rates of no higher than three percent per annum, for payment of predevelopment costs, acquisition, construction, or rehabilitation associated with Affordable rental housing projects, Emergency Shelters, Transitional Housing, Permanent Supportive Housing, homebuyer/homeowner projects to purchase for-sale housing units or to rehabilitate an owner-occupied dwelling. Funds may also be used for the construction, conversion, repair, and rehabilitation of Accessory Dwelling Units or Junior Accessory Dwelling Units.
2. Administrative expenses may not exceed five percent of Program Funds and Matching Funds.
3. A minimum of 30 percent of Program Funds and Matching Funds, after deducting administrative expense, shall be expended on assistance to Extremely Low-Income Households. To comply with this requirement, dwelling units or shelter beds must be Affordable to and restricted for Extremely Low-Income Households with household income of no more than 30 percent of Area Median Income (AMI).
4. 100 percent of Program Funds and Matching Funds, after deducting administrative expense, shall be expended on assistance to Low-Income Households. To comply with this requirement, assisted dwelling units must be affordable to and restricted for Low-Income Households with household income of no more than 60 percent of Area Median Income (AMI).