The County of Yuba

Community Development and Services Agency

TO: Board of Supervisors

FROM: Community Development and Services Agency, Ian Scott

SUBJECT: Community Development and Services: Adopt resolution authorizing submittal of an application to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the HOME Investment Partnerships Program.

DATE: April 9, 2024

NUMBER: 178/2024

Recommendation

Adopt resolution authorizing submittal of an application to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program; and if selected, the execution of a standard agreement, any amendments thereto, and of any related documents necessary to participate in the HOME Investment Partnerships Program

Background

The County has had a history of working with affordable and market rate housing partners utilizing HOME Investment Partnerships Program funds. These include a partnership with Wheatland Duplexes Corporation in 1999 for a 40-unit multifamily rental housing project known as Beverly Terrace, and another partnership with Countrywood Housing Corporation in 2003 for a 65-unit multifamily rental housing project known as Countrywood.

The current round of HOME Investment Partnerships Program funding available in the 2022-2023 Notice of Funding Availability (NOFA) is a competitive, statewide $120 million federal pass through from the United States Department of Housing and Urban Development to the California Department of Housing and Community Development.

Discussion

The County has received interest from Habitat for Humanity Yuba-Sutter to partner on a HOME application for the Fernwood Park Jimmy and Rosalynn Carter Work Project, for up to $3,150,000 in funds. If funded, this project would result in conversion of 10 acres into 75 new homes for affordable homeownership.

The County also received interest from the Central Valley Coalition for Affordable Housing to partner on a HOME application for the Goldfields Apartments project, for up to $12,150,000 in funds. If funded, this project would result in a 3-story 56-unit 100% affordable apartment complex, which includes 21 units of 1-bedrooms, 21 units of 2-bedrooms, and 14 units of 3-bedrooms.

For its role in assisting the partner organizations associated with these projects, the County would receive $150,000 per project, for a total of $300,000 in combination of administrative funds and project-related soft costs, should the projects be funded.

The County's role in the partnership would consist of submitting the application materials through the online portal, and ongoing monitoring as occurred with the projects noted above and otherwise known as Beverly Terrace and Countrywood. The competitive nature of the funding source, in conjunction with recent proposed and effectuated decreases in funding for housing programs by the State of California, suggest that the statewide interest in the HOME Investment Partnerships Program will be significant.

Committee Action:
Due to the nature and discussion of the item, this item is being presented to the full Board of Supervisors.

Fiscal Impact:
No funding commitment at this time, but has projected future cost of up to $15,300,000.00
CDSA staff will bring back budget adjustment later with the acceptance or contracts
Item is not budgeted at this time

Source of Funds
Non-General Fund of up to $15,300,000.00 California Housing and Community Development- HOME Investment Partnerships Program

Attachments
Resolution Authorizing Application to HOME Investment Partnerships Program 2022-2023 NOFA