



RESOLUTION No. _____

COUNTY OF SISKIYOU

AUTHORIZING RESOLUTION OF THE COUNTY OF SISKIYOU

**DIRECTING THE COUNTY OF SISKIYOU 2020-23
PERMANENT LOCAL HOUSING ALLOCATIONS TO A DEDICATED,
INTEREST-BEARING RESERVE ACCOUNT FOR SUPPORTIVE SERVICES COSTS
ASSOCIATED WITH PERMANENT SUPPORTIVE HOUSING**

A necessary quorum and majority of the Board of Supervisors of the County of Siskiyou;

County of Siskiyou ("County") hereby consents to, adopts, and ratifies the following resolution:

- A. **WHEREAS**, the Department is authorized to provide up to \$335 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;
- B. **WHEREAS**, the State of California (the "State"), Department of Housing and Community Development ("Department") issued Notices of Funding Availability ("NOFA") dated 8/17/2022, 5/3/2021, and 2/26/2020 under the Permanent Local Housing Allocation (PLHA) Program, and;
- C. **WHEREAS**, the County is an eligible Local government who has applied for program funds 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, and;
- D. **WHEREAS**, the Department may approve funding allocations for the 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;
- E. **WHEREAS**, the Department approved the County's five-year Plan and Application for the PLHA Program and provided the County the contract number of 20-PLHA-15556 in an award letter dated 2/4/2021, and;
- F. **WHEREAS**, the Department executed a Standard Agreement with the County on 5/3/2021, a first Amendment to the Standard Agreement on 9/2/2022, and has or intends to execute a second Amendment to the Standard Agreement, and;
- G. **WHEREAS**, the Department defines PLHA Activity 5 as "Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing."

NOW THEREFORE BE IT RESOLVED THAT:

1. The County 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 any and all contracts the County may have with the Department.
2. The County is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA, \$852,722, in accordance with all applicable rules and laws.
3. The County 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 County and the Department.
4. **Per instructions from the Department, the County's PLHA Plan for the 2019-2023 Allocations is attached to this resolution, and County certifies this is the true and correct PLHA Plan that was approved by the Board of Supervisors and by the Department.**
5. **Per instructions from the Department, the County's letter from the authorized representative is attached to this resolution. The letter describes the permanent supportive housing project and the associated supportive services costs that will be paid for using PLHA funds. The Board of Supervisors approves of this letter and directs the authorized representative to sign and submit the letter.**
6. **Per instructions from the Department, the County hereby directs 95 percent of the 2020-2023 Allocations to a dedicated, interest-bearing reserve account to be used for supportive services costs associated with permanent supportive housing ("PLHA Activity 5"). The County hereby reserves 5 percent of the 2020-2023 Allocations for administrative costs. This is allowable per PLHA guidelines and reflects, or will reflect, the County's Standard Agreement Amendments with the Department.**
7. If applicable: The County certifies that it has the option to and may subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.
8. If applicable: The County 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.
9. If applicable: Pursuant to the County's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.
10. The County 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.

11. The County Administrator or their designee is/are authorized to 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 the County, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of the Siskiyou County Board of Supervisors this fifth day of September, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Signature of Approving Officer: _____
Ed Valenzuela, Board Chair

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, Officer of County of Siskiyou Board of Supervisors does hereby attest and certify that the forgoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the County of Siskiyou Board of Supervisors which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST: _____
Signature of Attesting Officer:
Laura Bynum, County Clerk-Registrar of Voters



COUNTY OF SISKIYOU

COUNTY ADMINISTRATIVE OFFICE

Angela Davis, County Administrator
P.O. Box 750 • 1312 Fairlane Rd, Yreka, CA 96097
Phone: (530) 842-8005, Fax Number: (530) 842-8013
www.co.siskiyou.ca.us

September 5, 2023

Mr. Daniel Cervantes
Staff Services Manager I
Division of State Financial Assistance

California Department of Housing & Community Development
2020 W. El Camino Avenue, Suite 400
Sacramento, CA 95833

RE: Siskiyou County -- 20-PLHA-15556 -- Request for Funds for 2020-23 Allocations

Dear Mr. Cervantes,

The California Department of Housing & Community Development (HCD) approved Siskiyou County's (County) five-year Plan and Application for the Permanent Local Housing Allocation (PLHA) formula funds program in an award letter dated 2/4/2021 and executed a Standard Agreement on 5/3/2021. HCD provided Siskiyou County with the contract number of 20-PLHA-15556.

Per its five-year Plan and Application, Siskiyou County is undertaking Activity 5 for the 2020, 2021, 2022, and 2023 allocation years. HCD defines Activity 5 as "Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing," also known as a "supportive services reserve."

This letter serves to fulfil a portion of the supporting documentation requirements for the Requests for Funds. Per HCD's instructions we are providing the following information:

1. A description of the permanent supportive housing (PSH) projects that the Activity 5 supportive services reserve funds will be used for, including the name and location of the project and an explanation of the grantee's role in the project.

Siskiyou Crossroads is the County's No Place Like Home (NPLH) project in collaboration with its Development Sponsor, Rural Communities Housing Development Corporation (RCHDC). RCHDC is the owner and manager of the project. The County is the supportive services provider and has provided a low-interest loan to the project for construction/development with its 2019 PLHA allocation. Siskiyou Crossroads is located at 510 North Foothill Drive, Yreka, CA 96097. The APN is 053-651-820. The project has 49 units restricted for affordability up to 60% Area Median Income (AMI) and one manager's unit for a total of 50 units. Twenty-four

(24) of the affordability-restricted units are permanent supportive housing and will receive supportive services. More details about the permanent supportive housing units are provided in item 2.

2. A description of the services that the grantee will be providing and who will be served, including providing a copy of any service agreements.

Twenty-four (24) units are permanent supportive housing for people who meet the HCD No Place Like Home (NPLH) target population criteria of being homeless, chronically homeless, or at-risk of chronic homelessness, and having a Serious Mental Illness (SMI). These tenants must meet the income qualification as prescribed under the NPLH program (income not to exceed 30% AMI). In addition to housing, Siskiyou County Health and Human Services Agency will offer these households comprehensive wraparound services using a Housing First model, including but not limited to, case management, mental health care, peer support, substance use disorder treatment, benefits counseling, skill-building, employment services, education services, and recreational activities.

A service agreement in the form of an executed Memorandum of Understanding (MOU) between Siskiyou County and RCHDC will be provided to HCD that further details the services and target population being served.

3. A statement that the grantee is agreeing to use the funds in accordance with the PLHA program guidelines and signed Standard Agreement (Contract) and future Contract Amendments.

Siskiyou County agrees to use the funds in accordance with the PLHA program guidelines, signed Standard Agreement and Amendments, and future Amendments.

Siskiyou County is dedicated to working with affordable housing developers, service providers, and other partners to develop additional permanent supportive housing projects. The County intends to use its PLHA Activity 5 supportive services reserve for Siskiyou Crossroads as well as future permanent supportive housing projects. When these future permanent supportive housing projects are known, the County will submit an additional letter(s) and Memorandum(s) of Understanding (MOU) to HCD to have projects approved prior to using the supportive services reserve for projects' supportive services costs.

Please contact Maddelyn Bryan, Project Coordinator of Housing Programs, at mcbryan@co.siskiyou.ca.us or (530) 841-2748 if you have any questions or require additional information.

Sincerely,

Angela Davis
County Administrator
Siskiyou County

§302(c)(4) Plan

Rev. 5/20/20

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

The County of Siskiyou plans to use PLHA funds for two activities: 1. Predevelopment costs associated with the County's No Place Like Home (NPLH) project that has both affordable and permanent supportive housing units, and 2. Capitalized reserves for services connected to the creation of new permanent supportive housing.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The County of Siskiyou is investing in a new construction housing project to serve tenants with incomes at 60% AMI or less. The project is projected to have 60 units, 45 of which will be for those earning 50-60% AMI, and 15 of which will be the NPLH permanent supportive housing units for those earning 30% AMI. Capitalized reserves for supportive services for the NPLH units will help to ensure these units and services are available to the target population identified by State HCD.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The PLHA Plan is consistent with the goals and programs set forth in the County of Siskiyou 2014-2019 Housing Element, including: 1. Ensure the availability of a variety of housing types for all income levels throughout the County; 2. The County will encourage the construction of a variety of housing types with varying densities and prices, where feasible, that are affordable to all income groups, particularly very low income and special needs groups; and 3. The County will review potential funding sources that can be used in support of affordable housing and submit funding applications as appropriate.

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The PLHA funds will be used for predevelopment costs associated with the new construction of a 60-unit multifamily affordable rental housing project, of which 15 units are NPLH permanent supportive housing. Predevelopment costs may include environmental/soil studies, engineering studies, architecture plans, etc.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2019	2019													
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	100.00%															
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	50%	60%													TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	15	20	25													60
§302(c)(4)(E)(ii) Projected Number of Households Served	15	20	25													60

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																
The site is owned by the County of Siskiyou, a site feasibility study has been completed, and RFQ for a developer has been issued. Next steps are selection of the developer, agreement on the site to be used, and entering into an Exclusive Negotiating Agreement with the developer. Construction is anticipated to begin in 2022.																
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.																
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.																
§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.																
§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.																
§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity .																
The PLHA funds will be deposited in a reserve to be used for Supportive Services costs associated with the NPLH new permanent supportive housing project. Please note for the table below: Line 68 "Unmet share of the RHNA at AMI Level" and Line 69 "Projected Number of Households Served" are both 15 for this activity. This amount is shown in the first column for Year 2020. It is not shown in the remaining columns (Years 2021-2023) and instead a 0 is shown as recommended by State HCD, in order to have the "Total" column be the correct amount for the activity.																
Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).																
Funding Allocation Year	2020	2021	2022	2023												
Type of Permanent Supportive Housing Project	New Construction	New Construction	New Construction	New Construction												
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	100.00%	100.00%	100.00%												
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%												TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	15	0	0	0												15
§302(c)(4)(E)(ii) Projected Number of Households Served	15	0	0	0												15
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55	55	55	55												
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.																

In 2020, the County of Siskiyou will create a dedicated reserve fund to deposit the PLHA funds from Years 2-5. Over a period of up to 20 years, the reserve funds will be drawn out of the account when needed for Supportive Services costs associated with the NPLH new permanent supportive housing project.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.

File Name:	Plan Adoption	§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.	Attached and on USB?	Yes
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