

Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

DATE: December 13, 2018
TO: Board of Commissioners
FROM: Barbara S. Kauss, Executive Director
SUBJECT: **Action Item # 1-** Consider Approving Resolutions authorizing the Housing Authority to act as the Housing Development Sponsor for No Place Like Home (NPLH) Applications.
PREPARED BY: Jim Kruse, Deputy Director/Clerk of the Board
RESOLUTION NO: 18-19-08, 18-19-09, 18-19-10, 18-19-11, 18-19-12

RECOMMENDTION:

Staff recommends approval of the Resolutions noted above, which are required, for the Housing Authority to apply for NPLH funding with community partners as a Housing Development Sponsor to increase the number of affordable housing units in their respective communities. Under the NPLH regulations County applicants are permitted to partner with a Housing Development Sponsor when applying for NPLH funding.

Background

On July 1, 2016, Governor Brown signed landmark legislation enacting the No Place Like Home (NPLH) program to dedicate up to \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The bonds are repaid by funding from the Mental Health Services Act (MHSA).

Key features of the program include:

- Counties will be eligible applicants (either solely or with a housing development sponsor).
- Funding for permanent supportive housing must utilize low barrier tenant selection practices that prioritize vulnerable populations and offer flexible, voluntary, and individualized supportive services.
- Counties must commit to provide mental health services and help coordinate access to other community-based supportive services.



Purpose

To acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.

Population to be Served

Adults with serious mental illness, or children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis, suicidality or violence and who are homeless, chronically homeless, or at risk of chronic homelessness.

At risk of chronic homelessness includes persons who are at high risk of long-term or intermittent homelessness, including persons with mental illness exiting institutionalized settings with a history of homelessness prior to institutionalization, and transition age youth experiencing homelessness or with significant barriers to housing stability.

Assistance Type

Loans to counties*, or their housing development sponsors.

The State of California, Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability, dated October 15, 2018 as amended on October 30, 2018 (“NOFA”) under the No Place Like Home Program (“NPLH” or “Program”) authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890.

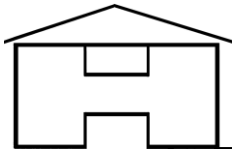
The Housing Authority has been approached by the County of Calaveras, the County of Stanislaus and the City of Turlock to act as their Development Partner for their NPLH funding applications. The NPLH regulations require a Board Resolution authorizing the Housing Authority to act as the Housing Development Sponsor and to apply for the NPLH funding.

Housing Authority Commitments

The Housing Authority, as a Housing Development Sponsor, will need to expend funds on predevelopment costs such as appraisals, inspections, architectural and engineering designs, title reports, environmental reviews, etc. to meet the requirements for the NPLH application submittal(s). Some of these expenses may be reimbursed with NPLH funds if received. Any property funded by the NPLH program shall become the property of the Housing Authority.

FISCAL IMPACT

The Housing Authority estimates that approximately \$100,000 in unrestricted funds may be needed for the application, pre-development work and other costs associated with the NPLH application submittal(s) as well as potential.



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

BEFORE THE BOARD OF COMMISSIONERS OF the Housing Authority of the County of Stanislaus

IN THE MATTER OF: Applying as a Development Sponsor with the County of Calaveras RESOLUTION NO. 18-19-08 AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM

The Board of Commissioners of the Housing Authority of the County of Stanislaus, a California public agency, (the "Housing Authority"), hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability, dated August 15, 2018 as amended on October 30, 2018 ("NOFA") under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

WHEREAS, the NOFA relates to the availability of Noncompetitive Allocation funds under the NPLH Program;

WHEREAS, the Housing Authority is an Applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, dated July 17, 2017 ("Guidelines");

WHEREAS, the Housing Authority is authorized to do business in the State of California

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority does hereby determine and declare as follows:

SECTION 1. That the Housing Authority is hereby authorized and directed to borrow an amount not to exceed \$500,000 in non-competitive NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Housing Authority is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Housing Authority's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 3. That Barbara Kauss, Executive Director and/or Jim Kruse, Deputy Director are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Housing Authority.

SECTION 4. That this resolution shall take effect immediately upon its passage.



PASSED AND ADOPTED this _____ day of _____, 20____, by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____ ABSENT: _____

Signature of Attesting Officer:

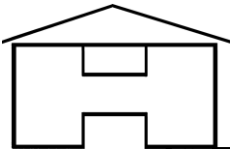
Printed Name and Title of Attesting Officer:

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of the Corporation does hereby attest and certify that the attached Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said corporation 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.

DATE: _____

[Name] _____ Secretary



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

BEFORE THE BOARD OF COMMISSIONERS OF the Housing Authority of the County of Stanislaus

IN THE MATTER OF: Applying as a Development Sponsor with the County of Calaveras RESOLUTION NO. 18-19-09 AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM

The Board of Commissioners of the Housing Authority of the County of Stanislaus, a California public agency (the "Housing Authority") hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability, dated October 15, 2018 as amended on October 30, 2018 ("NOFA") under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

WHEREAS, the NOFA relates to the availability of Competitive Allocation funds under the NPLH Program;

WHEREAS, the Housing Authority is an Applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, dated July 17, 2017 ("Guidelines");

WHEREAS, the Housing Authority is authorized to do business in the State of California

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority does hereby determine and declare as follows:

SECTION 1. That the Housing Authority is hereby authorized and directed to borrow an amount not to exceed \$925,000 in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Housing Authority is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Housing Authority's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 3. That Barbara Kauss, Executive Director and/or Jim Kruse Deputy Director are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Housing Authority.

SECTION 4. That this resolution shall take effect immediately upon its passage.



PASSED AND ADOPTED this _____ day of _____, 20____, by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____ ABSENT: _____

Signature of Attesting Officer:

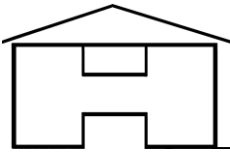
Printed Name and Title of Attesting Officer:

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of the Corporation does hereby attest and certify that the attached Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said corporation 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.

DATE: _____

[Name] _____ Secretary



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

BEFORE THE BOARD OF COMMISSIONERS OF the Housing Authority of the County of Stanislaus

IN THE MATTER OF: Applying as a Development Sponsor with the County of Stanislaus RESOLUTION NO. 18-19-10 AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM

The Board of Commissioners of the Housing Authority of the County of Stanislaus, a California public agency, (the "Housing Authority"), hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability, dated August 15, 2018 as amended on October 30, 2018 ("NOFA") under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

WHEREAS, the NOFA relates to the availability of Noncompetitive Allocation funds under the NPLH Program;

WHEREAS, the Housing Authority is an Applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, dated July 17, 2017 ("Guidelines");

WHEREAS, the Housing Authority is authorized to do business in the State of California

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority does hereby determine and declare as follows:

SECTION 1. That the Housing Authority is hereby authorized and directed to borrow an amount not to exceed \$2,200,000 in non-competitive NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Housing Authority is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Housing Authority's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 3. That Barbara Kauss, Executive Director and/or Jim Kruse, Deputy Director are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Housing Authority.

SECTION 4. That this resolution shall take effect immediately upon its passage.



PASSED AND ADOPTED this _____ day of _____, 20____, by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____ ABSENT: _____

Signature of Attesting Officer:

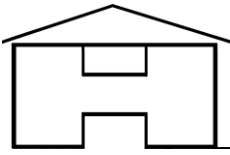
Printed Name and Title of Attesting Officer:

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of the Corporation does hereby attest and certify that the attached Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said corporation 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.

DATE: _____

[Name] _____ Secretary



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

BEFORE THE BOARD OF COMMISSIONERS OF the Housing Authority of the County of Stanislaus

IN THE MATTER OF: Applying as a Development Sponsor with the County of Stanislaus RESOLUTION NO. 18-19-11 AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM

The Board of Commissioners of the Housing Authority of the County of Stanislaus, a California public agency (the "Housing Authority") hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development ("Department") issued a Notice of Funding Availability, dated October 15, 2018 as amended on October 30, 2018 ("NOFA") under the No Place Like Home Program ("NPLH" or "Program") authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

WHEREAS, the NOFA relates to the availability of Competitive Allocation funds under the NPLH Program;

WHEREAS, the Housing Authority is an Applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, dated July 17, 2017 ("Guidelines");

WHEREAS, the Housing Authority is authorized to do business in the State of California

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority does hereby determine and declare as follows:

SECTION 1. That the Housing Authority is hereby authorized and directed to borrow an amount not to exceed \$3,700,000 in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the "NPLH Loan").

SECTION 2. That in connection with the NPLH Loan, the Housing Authority is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Housing Authority's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 3. That Barbara Kauss, Executive Director and/or Jim Kruse Deputy Director are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Housing Authority.

SECTION 4. That this resolution shall take effect immediately upon its passage.



PASSED AND ADOPTED this _____ day of _____, 20____, by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____ ABSENT: _____

Signature of Attesting Officer:

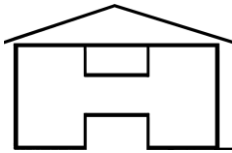
Printed Name and Title of Attesting Officer:

CERTIFICATE OF THE SECRETARY

The undersigned, Secretary of the Corporation does hereby attest and certify that the attached Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said corporation 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.

DATE: _____

[Name] _____ Secretary



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

RESOLUTION NO.18-19-12

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO UTILIZE UPTO \$100,000 IN FUNDING AND TO APPLY FOR A LOAN UP TO SUCH AMOUNT AS MAY BE NECESSARY FOR GAP FINIANCING NEEDED FOR THE NPLH APPLICATION(S)

WHEREAS, the Housing Authority of the County of Stanislaus desires to increase the number of affordable housing units in the county and,

WHEREAS, Tuolumne and Stanislaus Counties will apply for No Place Like Home funding with the Housing Authority as the Housing Developer Sponsor; and

WHEREAS, the Housing Authority will need to expend funds for predevelopment and other application expenses; and

WHEREAS, the Housing Authority may need to enter into a loan agreement to secure funding for any financing gaps; and

WHEREAS, any properties used for the NPLH applications will become the property of the Housing Authority;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Stanislaus, that

1. The Executive Director is authorized to utilize up to \$100,000 in funding for predevelopment and other NPLH application related expenses.
2. The Executive Director is authorized, after legal review, to enter into a loan agreement for up to \$100,000 if unrestricted amounts are not utilized.
3. The Executive Director is authorized, after legal review, to enter into a loan agreement for gap financing.
4. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 13th day of December 2018.

On motion of _____, seconded by _____, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Attest: _____
Secretary

Approved: _____
Chairperson

