



# Resource Management Agency

## COUNTY OF TULARE AGENDA ITEM

### BOARD OF SUPERVISORS

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District One

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District Two

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District Three

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District Four

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District Five

**AGENDA DATE:** March 18, 2025 – REVISED

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	Yes
Personnel Resolution attached	N/A
Agreement(s) attached	Yes

CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010

**SUBJECT:** Approve an amendment to Agreement No. 31224 with the California Department of Housing and Community Development

**REQUEST(S):**

That the Board of Supervisors:

1. Approve an amendment to Agreement No. 31224 with the California Department of Housing and Community Development for the Permanent Local Housing Allocation Grant No. 22-PLHA-17681 adding the 2022 Funding Allocation in the amount of \$89,953 to the overall grant amount.
2. Authorize the Chair to sign the amendment to Agreement No. 31224.
3. Direct the Resource Management Agency to provide a copy of the signed agreement to the Clerk of the Board.
4. Approve the necessary budget adjustments per the attached AUD 308 (4/5ths vote required).

**SUMMARY:**

In February of 2020, HCD announced the availability of approximately \$195 million in funding and on August 17, 2022 and December 29, 2023 issued additional Notices of Funding Availability (NOFA) for the Permanent Local Housing Allocation (PLHA) program.

Eligible activities for this grant program include:

- 1) Predevelopment, development, acquisition, rehabilitation and preservation of multifamily, residential live work, rental housing that is affordable to extremely low-, very low-, or moderate-income households, including necessary operating subsidies.
- 2) Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including accessory dwelling units (ADUs),

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that meets the needs of a growing workforce earning up to 120 percent of Area Median Income (AMI), or 150 percent of AMI in High-cost areas. ADU's shall be available for occupancy for a term of no less than 30 days.

- 3) Matching portions of funds into local or regional housing trust fund.
- 4) Matching portions of funds available through the Low- and Moderate Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
- 5) Capitalize reserves for Services connected to the preservation and creation of new permanent supportive housing.
- 6) Assist persons 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.
- 7) Accessibility modifications in Lower-income Owner-occupied housing.
- 8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
- 9) Homeownership opportunities, including, but not limited to, down payment assistance.
- 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 the 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.

On December 13, 2022, your Board adopted Resolution No. 2022-1096 approving submittal of an application on behalf of the City of Lindsay for the rehabilitation of Mt. Whitney Place as outlined below:

Mt. Whitney Place is an existing 29-unit multi-family apartment complex located in Lindsay, Tulare County. Originally constructed in 1929 as a hotel, the property converted to affordable housing with its renovation in 1996. Financing for the conversion/renovation in 1996 came through the Low-Income Housing Tax Credit (LIHTC) Program and the Department of Housing and Community Development (HCD) California Housing Rehabilitation Program - Rental Component (CHRP-R). Self-Help Enterprises (SHE) acquired the property in April 2022 through an assignment and assumption of the CHRP-R loan of \$1,760,452. SHE was given the project for assumed debt because the previous owner knew there are capital needs required and did not want to make the investment to preserve senior housing, so SHE intervened to prevent the current low-income residents from being evicted. Many disabled seniors reside in the rental project and have challenges even accessing the building because of outdated door controls. SHE intends to add automated ADA controls to allow for automatic door opening and other upgrades to support ADA access to the units. Additionally, there are significant fire pump and fire alarm upgrades; structural challenges with the building that need to be stabilized; and, interior improvements which will need to be completed. The existing tenant population includes senior citizens with incomes at or below 80% of area median income (AMI). Residency is restricted to households in which one family member is: (a) 55 years of age or older; or, (b) disabled or handicapped. Twenty-eight (28) units are income-restricted (15 are restricted at 50% AMI and 13 are restricted to 60% AMI). Sixteen (16) residents

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currently have Section 8 rental subsidies. The renovations are underway and progressing on schedule.

Allocations for this grant program are distributed on an annual basis in response to an application defining the eligible planned use of funds for five years. PLHA revenue is based on a fee collected for every real estate transaction recorded in the jurisdiction. As such, each year the agreement needs to be amended to reflect the actual amount received. The County has received the first three years of funding as follows: Year 1: \$117,214; Year 2: \$189,201; and Year 3: \$197,393.

The County received Amendment 1 to the Standard Agreement, adding the 2022 allocation of funds to the overall grant budget. There will be one more amendment to this funding agreement adding the final allocation for 2023. This amendment is expected later this year.

**FISCAL IMPACT/FINANCING:**

Five (5) percent of the grant amount can be used for grant administration. There is no additional net county cost to the General Fund.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The proposed grant activities will continue to improve the Quality of Life by providing decent, safe and affordable housing, and code compliance via code enforcement within the City of Lindsay.

**ADMINISTRATIVE SIGN-OFF:**

**/s/ Michael Washam**

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Michael Washam, ACE  
Associate Director

**/s/ Reed Schenke**

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Reed Schenke, P.E.  
Director

Cc: County Administrative Office

Attachments:

A – Amendment to Agreement No. 31224

B – AUD 308