

PLACER COUNTY

COMMUNITY DEVELOPMENT GRANTS AND LOANS

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard E. Colwell, Chief Assistant CEO–Redevelopment Director
James LoBue, Deputy Director
DATE: August 5, 2008
SUBJECT: Adopt a Resolution Authorizing the Submittal of an Application to the California Department of Housing and Community Development for \$800,000 Under the 2008 HOME Investment Partnership Program for First Time Homebuyer and Owner-Occupied Housing Rehabilitation.

RE Colwell

ACTION REQUESTED

Adopt a resolution authorizing the submittal of an application to the California Department of Housing and Community Development (HCD) for \$800,000 under the 2008 HOME Investment Partnership Program (HOME) for First Time Homebuyer and Owner-Occupied Housing Rehabilitation.

BACKGROUND

Since 1999, the County has received several HOME grants to fund the County's First Time Homebuyer and Owner-Occupied Housing Rehabilitation Programs. In 1999 and 2003, the County received \$500,000 and in 2006 received \$600,000. Combined with other public and private funding sources, the results are 41 First Time Homebuyer loans to low income households. Each year five to ten owner-occupied housing rehabilitation loans are funded from a variety of sources.

On June 2, 2008, a Notice of Funding Availability was released by HCD announcing the availability of funding for the HOME First Time Homebuyer and Owner-Occupied Rehabilitation Program with applications due August 15, 2008. The target area will be the unincorporated area of Placer County for a maximum application amount of \$800,000. The Redevelopment Agency has an interest list of over 265 households that could benefit from the First Time Homebuyer Program. The most recently funded First Time Homebuyer loans have gone toward the purchase of single family homes in the unincorporated area of Placer County at an average purchase price of \$283,700. A rehabilitation loan can fund health and safety improvements, weatherization, correction of code violations and extension of the useful life of the house. The median price for a single-family home in Placer County was \$345,000 in May 2008. A low-income household of four earns \$56,800 or less.

FISCAL IMPACT

There will be no fiscal impact to the County General Fund. No local matching funds are required by HOME. Administrative and activity delivery costs will be covered by grant funds.

ENVIRONMENTAL STATUS

The proposed administrative activity is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines section 15310 and under National Environmental Protection Act per 24 CFR Section 58.34.

RECOMMENDATION

Adopt a resolution authorizing the submittal of an application to HCD for funding under the 2008 HOME Investment Partnership in the amount of \$800,000 for First Time Homebuyer and Owner-Occupied Housing Rehabilitation.

Attachment: Resolution

cc: Karin Schwab, Deputy County Counsel

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Authorizing the submittal of an application to the California Department of Housing and Community Development for funding of \$800,000 under the 2008 HOME Investment Partnership Program for First Time Homebuyer and Owner-Occupied Housing Rehabilitation.

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, the California Department of Housing and Community Development (HCD) is authorized to allocate HOME Investment Partnerships Program (HOME) funds made available from the U.S. Department of Housing and Urban Development (HUD). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California code of Regulations commencing with section 8200; and

WHEREAS, on June 2, 2008 HCD issued a 2008 Notice of Funding Availability announcing the availability of funds under the HOME program (the "NOFA"); and

WHEREAS, in response to the 2008 NOFA, the County of Placer (Applicant), a political subdivision of the State of California, wishes to apply to HCD for, and receive an allocation of, HOME funds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer in response to the June 2, 2008 NOFA, the Applicant shall submit an application to HCD to participate in the HOME program and for an allocation of funds not to exceed Eight Hundred Thousand Dollars (\$800,000) for First Time Homebuyer and Owner-Occupied Housing Rehabilitation Programs, to be located in unincorporated Placer County.

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Placer that if the application for funding is approved, then the Applicant hereby agrees to use the HOME funds for eligible activities in the manner presented in its application as approved by HCD in accordance with the statutes and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by HCD or HUD for participation in the HOME program (collectively, the required documents).

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Placer that if the application is approved, the County of Placer hereby agrees to accept HOME funds in the amount of up to \$800,000.

BE IT FURTHER RESOLVED THAT the Board of Supervisors of the County of Placer, authorizes the Chief Assistant CEO-Redevelopment Director, or his designee, to execute in the name of the County of Placer, the required documents.