

PLACER COUNTY

COMMUNITY DEVELOPMENT GRANTS AND LOANS

MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Thomas M. Miller, County Executive Officer
James LoBue, Deputy Director Redevelopment 
DATE: August 10, 2010
SUBJECT: Submittal of an Application to the California State Department of Housing and Community Development for Funding of \$3,100,000 Under the 2010 HOME Investment Partnership Program for a Rental Housing New Construction Project at 360 Silver Bend Way, Auburn

ACTION REQUESTED: Adopt a resolution authorizing the submittal of an application to the California State Department of Housing and Community Development (HCD) for \$3,100,000 under the 2010 HOME Investment Partnership Program (HOME) for a Rental Housing New Construction Project at 360 Silver Bend Way, Auburn.

BACKGROUND: The Agency has been negotiating with USA Properties Fund (Developer) for the development of affordable housing at the Agency-owned property at 360 Silver Bend Way in the North Auburn Redevelopment Project Area. To be financially viable, the Developer has determined that the Quartz Ridge Family Apartments (Project) will require more financing than was originally proposed for the Project. On June 1, 2010, a Notice of Funding Availability was released by HCD announcing availability of funding from HOME with applications due September 1, 2010. The County is proposing to submit a Rental Housing New Construction funding application to HCD for this Project. The County was successful in 2009 in the award of the same type of project funds from HCD for the Kings Beach Housing Now development.

FISCAL IMPACT: There will be no fiscal impact to the County General Fund. Successful HCD award of the application will result in additional federal funds made available for the proposed affordable housing project. No local matching funds are required by HOME. Administrative and activity delivery costs will be covered by grant funds.

ENVIRONMENTAL IMPACT: The proposed HOME application is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15061(b)(3) and under National Environmental Protection Act per 24 CFR Section 58.34.

With respect to the referenced Rental Housing New Construction Project at 360 Silver Bend Way, Auburn, an addendum to the previously adopted mitigated negative declaration was prepared for it by the County in compliance with CEQA and was certified as document PMUP 20100029 on May 13, 2010. Specific findings and mitigation measures shall be implemented with the project as described in the Notice of Determination filed with the State.

Attachment: Resolution

cc: Karin Schwab, Deputy County Counsel

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

In the matter of:

Submittal of an application for up to \$3,100,000 to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program for a Rental Housing New Construction Project at 360 Silver Bend Way, Auburn, and, if awarded, authorizing the execution of a Standard Agreement, any amendments thereto, and of any related documents necessary to participate in the HOME Investment Partnership Program

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:
Clerk of said Board

Chair, Board of Supervisors

WHEREAS, County of Placer, a political subdivision of State of California, wishes to apply for, and receive, an allocation of funds through the 2010 HOME Investment Partnership Program (HOME) for the Quartz Ridge Family Apartments Project located at 360 Silver Bend Way, Auburn;

WHEREAS, the California Department of Housing and Community Development (Department) is authorized to allocate 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;

WHEREAS, on June 1, 2010, the Department issued a 2010 Notice of Funding Availability (NOFA) announcing the availability of funds under the HOME program; and

WHEREAS, in response to the 2010 NOFA, Placer County wishes to apply to the Department for an amount not to exceed Three Million, One Hundred Thousand Dollars (\$3,100,000), and receive an allocation of HOME funds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer that the County of Placer, in response to the 2010 NOFA, shall submit an application to the Department to participate in the HOME program and for an allocation of funds not to exceed Three Million, One Hundred Thousand Dollars (\$3,100,000) for the development of rental housing new construction to be located at 360 Silver Bend Way, Auburn, California.

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

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of Placer, authorizes the Housing Programs Coordinator, the County's NEPA Certifying Officer, to execute in the name of the County of Placer all NEPA related environmental documents as required by the Department or HUD.

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of Placer authorizes the County Executive Officer or his designee to execute in the name of the County of Placer, the application, the Standard Agreement, any amendments thereto, and all other documents required by the Department or HUD for participation in the HOME program.

