



**M E M O R A N D U M**  
**COMMUNITY DEVELOPMENT RESOURCE AGENCY**  
**ADMINISTRATION**  
County of Placer

TO: Board of Supervisors DATE: June 23, 2020

FROM: Steve Pedretti, Agency Director

BY: Shawna Purvines, Principal Planner

SUBJECT: Amend the Eligible Activities in the Application and Standard Agreement Award of \$500,000 under the 2018 HOME Investment Partnerships Program

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**ACTION REQUESTED**

1. Adopt a resolution authorizing the CDRA Director or his designee to amend the Application and Standard Agreement to the County's award of \$500,000 from the California State Department of Housing and Community Development under the 2018 HOME Investment Partnerships Program to add Tenant Based Rental Assistance as an eligible activity along with the awarded First Time Homebuyer Assistance and to execute all related documents in furtherance of the award and amendment of activities.

**BACKGROUND**

On June 5, 2018, a Notice of Funding Availability (NOFA) was released by Housing and Community Development (HCD) announcing availability of funding for the HOME First Time Homebuyer (FTHB) Program with applications due August 6, 2018. The County was awarded funding of \$500,000 under this NOFA for the FHTB Program.

The County is currently awaiting the Standard Agreement from HCD for these FTHB program funds. However, on May 13, 2020, HCD offered an opportunity to amend the 2018 HOME Application and Standard Agreement to allow for the addition of Tenant Based Rental Assistance (TBRA) as an eligible activity in the Application and in the Standard Agreement. The purpose of the TBRA is to provide HOME funding to assist tenant and homeless households economically affected by COVID-19. The County would like to add this activity to its existing award of HOME funds.

**ENVIRONMENTAL IMPACT**

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**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 paid by grant funds.

**ATTACHMENT**

Attachment A: Resolution

cc: Steve Pedretti – Director Community Development Resource Agency  
Karin Schwab – County Counsel

# ATTACHMENT A

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

**In the matter of:** A resolution authorizing the Director of the Community Development Resource Agency, or designee, to add Tenant Based Rental Assistant to its 2018 HOME Program Activities Award of up to \$500,000 under the Department of Housing and Community Development, HOME Investment Partnership Program, and to execute an amended standard agreement, any amendments thereto, and any related documents necessary to participate in the HOME Investment Partnerships Program.

Resolution No.: \_\_\_\_\_

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:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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WHEREAS, the California Department of Housing and Community Development (the Department) 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 July 24, 2018, the Board authorized the submittal of a HOME application for up to \$500,000 under the Department's June 2018 HOME NOFA. The County was awarded \$500,000 of funding for First Time Homebuyer Assistance; and

WHEREAS, on May 13, 2020, the Department provided an opportunity for HOME NOFA Program Activities Awardees to add Tenant Based Rental Assistance (TBRA) to their HOME

Application and Standard Agreement for the purpose of assisting tenant households economically affected by COVID-19, as well as homeless households; and

WHEREAS, in response to the opportunity to amend the eligibility activities to include TBRA to its June 2018 HOME NOFA application award, the County of Placer, a political subdivision of the State of California (the "Applicant"), wishes to amend the HOME application and Standard Agreement and receive its allocation of HOME funds for First Time Homebuyer Assistance and Tenant Based Rental Assistance.

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California,

- 1) As an awardee of HOME NOFA Program Activities, the County wishes to amend its application and Standard Agreement to include TBRA to its award of \$500,000 for the First Time Homebuyer Program. Said funds shall be used to provide first time homebuyer loans to assist low-income households that desire to purchase a home located in unincorporated Placer County and for TBRA for tenant households affected by COVID-19 as well as homeless households.
- 2) The County hereby agrees to use the HOME funds for eligible activities in the manner presented in its amended application as approved by the Department in accordance with the statutes and regulations cited above. The County may also execute an amended 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 (collectively, the required documents).
- 3) The County authorizes the Community Development Resource Agency Director, or his designee(s), to execute, in the name of the County, the required documents.

