

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 *RE Colwell*
DATE: August 26, 2008
SUBJECT: Adopt a Resolution Approving Certain Findings Regarding the Housing Trust Fund Program Guidelines and Authorizing the Chief Assistant CEO-Redevelopment Director or Designee to Execute an Affordable Housing Covenant and Regulatory Agreement with Placer Women's Center, Inc. dba PEACE for Families for the Domestic Abuse Shelter

ACTION REQUESTED

Adopt a resolution approving certain findings regarding the Housing Trust Fund Program Guidelines and Authorizing the Chief Assistant CEO-Redevelopment Director or designee to execute an Affordable Housing Covenant and Regulatory Agreement with Placer Women's Center, Inc. dba PEACE for Families for the Domestic Abuse Shelter.

BACKGROUND

Over the past two years the County has assisted the efforts of Placer Women's Center, Inc. dba PEACE for Families to develop within the Placer County Government Center a new shelter for victims of domestic abuse and sexual assault. The nearly-completed center provides 39 shelter beds as well as support facilities and administrative offices for domestic abuse and sexual assault education and support services. The center will operate under a twenty year lease with the County.

On November 7, 2006, your Board approved allocating \$200,000 of Housing Trust Funds to pay required development fees, subject to the preparation and execution of a final Affordable Housing Covenant and Regulatory Agreement (Agreement). A proposed final Agreement is on file with the Clerk of the Board.

In order for the proposed Agreement to be approved as presented, your Board must approve certain findings that the Agreement fits the Exceptions/Special Circumstances provisions of the Placer County Housing Trust Fund Program Guidelines. Specifically, the Agreement acknowledges that, while the clients of the domestic abuse center are not required to provide income verification, the center is considered to serve the goals and purposes of the Placer County Housing Trust Fund program. Secondly, the Agreement provides for Housing Trust Funds to be paid as a grant, instead of a loan, and it is found that provision of the grant meets the goals and purposes of the Housing Trust Fund program.

The proposed Agreement requires that Placer Women's Center, Inc. dba PEACE for Families operate and maintain the center in good condition, in accordance with the lease, and provide social services for their clients for at least twenty years. The Agreement also requires the shelter operators to maintain records and make them available for County inspection.

FISCAL IMPACT

The proposed action will enable the County expenditure of up to \$200,000 of Housing Trust Funds for the shelter project. Adequate available funds are budgeted for this purpose. There will be no impact on the General Fund. Payments to affected County departments will be accomplished via fund transfers.

ENVIRONMENTAL REVIEW

The proposed actions are exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines section 15301(c), Existing Facilities.

RECOMMENDATION

Adopt a resolution approving certain findings regarding the Housing Trust Fund Program Guidelines and Authorizing the Chief Assistant CEO-Redevelopment Director or designee to execute an Affordable Housing Covenant and Regulatory Agreement with Placer Women's Center, Inc. dba PEACE for Families for the Domestic Abuse Shelter.

Attachments: Resolution
Affordable Housing Covenant and Regulatory Agreement
AGREEMENT FOR REVIEW ONLY
AT THE CLERK OF THE BOARD

cc: Robert Sandman, Deputy County Counsel

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

In the matter of:

Approving findings regarding the Housing Trust Fund Program Guidelines and authorizing the Chief Assistant CEO-Redevelopment Director or designee to execute an Affordable Housing Covenant and Regulatory Agreement with the Placer Women's Center, Inc. dba PEACE for Families for the Domestic Abuse Shelter

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, the Placer County Housing Trust Fund was authorized with the approval by the Placer County Board of Supervisors of the 1992 Placer County Housing Element; and

WHEREAS, the Housing Trust Fund Program Guidelines have been established and most recently amended by action of the Placer County Board of Supervisors on November 4, 2003; and

WHEREAS, the County of Placer supports the development and operation of a domestic abuse shelter by Placer Women's Center, Inc. dba PEACE for Families to serve residents of the County; and

WHEREAS, an Affordable Housing Covenant and Regulatory Agreement between the County of Placer and Placer Women's Center, Inc. dba PEACE for Families has been prepared to provide for the County payment of up to \$200,000 of Placer County Housing Trust Funds in support of the development of said domestic abuse shelter; and

WHEREAS, the Board of Supervisors hereby finds that the development and operation of the proposed domestic abuse shelter meets the goals and purposes of the Placer County Housing Trust Fund program; and

WHEREAS, the Board of Supervisors further finds that the provision of a grant and the acceptance of clients into the domestic abuse shelter by Placer Women's Center, Inc. dba PEACE for Families without income verification meets the intent and requirements of Exceptions/Special Circumstances under Section IX of the Placer County Housing Trust Fund Program Guidelines.

NOW, THEREFORE, BE IT RESOLVED that, based on information presented, the Board of Supervisors determines as follows:

1. All of the above recitals are true and correct and incorporated herein as if set forth in full, and the Board of Supervisors has based the findings and actions set forth in this Resolution, in part, on such recitals.
2. The Board of Supervisors authorizes the Chief Assistant CEO-Redevelopment Director or designee to execute the Affordable Housing Covenant and Regulatory Agreement with Placer Women's Center, Inc. dba PEACE for Families for the Placer County domestic abuse center, and to take such further actions as may be necessary or appropriate to implement the Agreement.
3. The Board of Supervisors authorizes the expenditure of up to \$200,000 of Housing Trust Funds for the Placer County domestic abuse center.