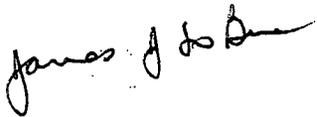


PLACER COUNTY
COMMUNITY DEVELOPMENT GRANTS AND LOANS
MEMORANDUM

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 \$800,000 Under the 2010 HOME Investment Partnership Program for First Time Homebuyer and Owner-Occupied Housing Rehabilitation Assistance

ACTION REQUESTED: Adopt a resolution authorizing the submittal of an application to the California State Department of Housing and Community Development (HCD) for \$800,000 under the 2010 HOME Investment Partnership Program (HOME) for First Time Homebuyer and Owner-Occupied Housing Rehabilitation assistance.

BACKGROUND: Since 1999, the County has received several HOME grants awarded by HCD to fund the County's First Time Homebuyer and Owner-Occupied Housing Rehabilitation Programs. In 1999 and 2003, the County Received \$500,000, in 2006 the County received \$600,000, and in 2008 the County received \$800,000. Combined with other public and private funding sources, the results are 34 first time homebuyer loans to low-income households and nine owner-occupied housing rehabilitation loans.

On June 1, 2010, a Notice of Funding Availability was release by HCD announcing availability of funding for the HOME First Time Homebuyer and Owner-Occupied Housing Rehabilitation Assistance Program with applications due September 1, 2010. 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 254 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 \$278,275. The County loans are silent second mortgages that are subordinate to private lender first mortgages and make the home purchase more affordable to low-income homebuyers. Owner-occupied housing rehabilitation assistance loans fund health and safety improvements, weatherization and correction of code violations, and extend the useful lives of the homes. A low-income household of four in Placer County earns up to \$58,480.

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 IMPACT: 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.

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 County Executive Officer or designee to submit and execute an application and all other related documents to the California State Department of Housing and Community Development for funding of \$800,000 under the 2010 HOME Investment Partnership Program for First Time Homebuyer and Owner-Occupied Housing Rehabilitation Assistance

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;

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

WHEREAS, in response to the 2010 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 1, 2010 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, 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 County Executive Officer, or his designee, to execute in the name of the County of Placer, the application and all other required documents associated with the application, acceptance, and implementation of the grant.

