



COUNTY OF PLACER
Community Development/Resource Agency

**PLANNING
SERVICES DIVISION**

Michael J. Johnson, AICP
Agency Director

EJ Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP
Agency Director
By: Catherine Donovan, Housing Specialist
DATE: June 3, 2014
SUBJECT: GRANT APPLICATION CALHOME PROGRAM

ACTION REQUESTED

1. Adopt a Resolution authorizing the submittal of a grant application in the amount of \$300,000 to the California State Department of Housing and Community Development (HCD) for funding from the CalHome Program, and
2. Authorize the Community Development Resource/Agency Director or designee to execute the application, the State's Standard Agreement, and any related documents required by HCD for participation in and implementation of this grant, subject to approval of County Counsel and Risk Management.

There is no net County cost associated with these actions.

BACKGROUND

The Community Development/Resource Agency (CD/RA) administers the Community Grant and Loan Programs for the County. Loans in this portfolio were made with funding from various HCD programs including funding from the CalHome Program. On April 30, 2014 a Notice of Funding Availability (NOFA) was released by HCD announcing the availability of funding for the CalHome Program with an application deadline of July 10, 2014. CD/RA proposes to apply, on the County's behalf, for a grant of \$300,000 to provide first-time homebuyer assistance to low- and very low-income households in unincorporated Placer County.

The CalHome Program is a State of California first-time homebuyer (FTHB) and owner-occupied rehabilitation program. The program is designed to make funds available to local public agencies and nonprofit organizations to provide loans to support existing homeownership programs aimed at low- and very low-income households. The County was awarded CalHome Program funds in 2007 and 2011. To date, CalHome funds have been used to provide FTHB loans to nine households in Placer County.

ENVIRONMENTAL

This proposed administrative activity is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15378(b)(4) (Project) of the CEQA Guidelines.

FISCAL IMPACT

If successful in its application, the County would receive \$300,000 for use in its first-time homebuyer program which includes an activity delivery fee paid to the County to cover costs for processing the loans. No local matching funds are required under this NOFA. There is no impact to the County's General Fund.

Attachment 1: Resolution

cc: Karin Schwab, County Counsel

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

In the matter of: A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; AUTHORIZING THE COMMUNITY DEVELOPMENT / RESOURCE AGENCY DIRECTOR OR DESIGNEE TO EXECUTE A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM

Resolution _____

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.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the County of Placer, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the CalHome Program; and

WHEREAS, the California Department of Housing and Community Development (HCD) has issued a Notice of Funding Availability (NOFA) for the CalHome Program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (Statute). Pursuant to the Statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the Statute and the CalHome Program Regulations adopted by HCD in April 2004; and

ATTACHMENT 1

WHEREAS, the County of Placer wishes to submit an application to obtain from HCD an allocation of CalHome funds in the amount of \$300,000.

IT IS NOW, THEREFORE RESOLVED THAT by the Board of Supervisors, County of Placer that the County of Placer may submit to HCD an application to participate in the CalHome Program in response to the NOFA issued April 30, 2014, to request a funding allocation for First Time Homebuyer Mortgage Assistance in the amount of \$300,000 for loans to households purchasing a home located in unincorporated Placer County.

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 use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program regulations cited above. It also may execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.

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 CalHome Program funds in the amount of up to \$300,000.

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Placer authorizes the Community Development / Resource Agency Director or designee to execute in the name of the County of Placer, the application, the State Standard Agreement and any related documents required by HCD for participation in and implementation of the grant under the CalHome Program.