

AGENDA DATE: July 18, 2006



# RESOURCE MANAGEMENT AGENCY

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HENRY HASH, DIRECTOR

THOMAS W. SHERRY, ASSOCIATE DIRECTOR

## AGENDA ITEM

**Sitting as the BOARD OF DIRECTORS of the  
TULARE COUNTY REDEVELOPMENT AGENCY**

ITEM NO. 4  
District

### SUBJECT:

Commitment of Tulare County Redevelopment Agency (TCRA) housing set-aside funds for the 2004 Community Development Block Grant (CDBG) 04-STBG-1936.

### REQUEST(S):

1. Authorize the commitment and expenditure of TCRA housing set-aside funds in the amount of \$83,540 from the Cutler-Orosi budget RO4-RO4-2000, to be used for an additional housing rehabilitation for the 2004 CDBG Grant No. 04-STBG-1936.
2. Find that utilizing financial resources for housing rehabilitation work in this community: (a) is consistent with the adopted Redevelopment Plan for Cutler-Orosi; (b) implements the affected redevelopment plans by assisting in the eradication of blight caused by deteriorated and dilapidated housing units; (c) is consistent with the current Implementation Plan adopted December 1999, pursuant to Health and Safety Code section 33490; and (d) will directly benefit the unit to be rehabilitated for persons of low-or moderate-income.
3. Find that there is no other reasonable and available means of financing the housing rehabilitation activities and that the County does not have available funding for this purpose.
4. Request the Tulare County Auditors Office to make such payments from the designated account.

### SUMMARY:

Redevelopment Law requires that agencies must use the housing set-aside funds to increase, improve and preserve the community's supply of affordable housing for persons and families of low and moderate income; and that agencies must not accumulate large surpluses. Using funds from this source will fulfill the requirements outlined by Redevelopment Law.

The County entered into Agreement No. 21868 on February 3, 2004, with Self-Help Enterprises to utilize grant funds to rehabilitate owner-occupied housing units in the unincorporated target areas of Cutler, Orosi,

Goshen, Earlimart and Matheny Tract. The majority of the units assisted with these grant funds have been complete reconstructions, with one unit requiring additional funds to provide handicap accessibility. Typically, grant funds have had the projects split evenly between complete reconstructions and rehabilitations, which do not require the added costs of demolition and reconstruction.

Projects are selected from the waiting list (first come, first served). No priority is given to rehabilitation versus a complete reconstruction. With the number of reconstructions already funded by this grant, the remaining funds are insufficient to assist the necessary complete reconstruction for the next participant on the waiting list. Staff is requesting an additional \$83,540 from the Tulare County Redevelopment Agency Cutler/Orosi Project Area housing set-aside funds to complete this final unit.

**FINANCING:**

Funds for administration and implementation of the subject grant are provided from the grant budget 001-230-4303, the additional funds will be provided from the TCRA Cutler/Orosi housing set-aside budget RO4-RO4-2000-2200.

**ALTERNATIVES:**

The Board could refuse the request for additional funds and require Self-Help Enterprises, Inc. (SHE) to disqualify the potential participant due to insufficient grant funds. However, the housing set-aside funds must be spent in order to avoid an excess surplus of redevelopment funds and sufficient funds are available.

**INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:**

State Department of Housing and Community Development to monitor grant implementation; Auditor-Controller for accounting and funds disbursement; County Counsel to review all legal documents; Resource Management Agency Community Development & Redevelopment Division to oversee grant implementation; Tulare County Redevelopment Agency to provide funds; and Self-Help Enterprises, Inc. as program manager.

**SIGNATURE REQUIREMENTS:**

TCRA Clerk/Secretary of the Board of Directors or authorized Deputy to attest to the Resolution.

**ADMINISTRATIVE SIGN OFF:**

**RESOURCE MANAGEMENT AGENCY**



**George E. Finney, Assistant Director  
Long Range Planning**



**Henry Hash, Executive Director**

Laurie Mercer ext. 4307

**Submittal Date: July 5, 2006**

**BEFORE THE BOARD OF DIRECTORS  
TULARE COUNTY REDEVELOPMENT AGENCY  
COUNTY OF TULARE, STATE OF CALIFORNIA**

**IN THE MATTER OF APPROVING THE )  
COMMITMENT OF ADDITIONAL FUNDS ) RESOLUTION NO. \_\_\_\_\_  
FROM THE TCRA CUTLER/OROSI )  
HOUSING SET-ASIDE BUDGET )**

UPON MOTION OF SUPERVISOR \_\_\_\_\_, SECONDED BY  
SUPERVISOR \_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE BOARD  
OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JULY 18, 2006 BY THE FOLLOWING  
VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: C. BRIAN HADDIX  
COUNTY ADMINISTRATIVE OFFICER  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

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2. Found that utilizing financial resources for housing rehabilitation work in this community: (a) is consistent with the adopted Redevelopment Plan for Cutler-Orosi; (b) implements the affected redevelopment plans by assisting in the eradication of blight caused by deteriorated and dilapidated housing units; (c) is consistent with the current Implementation Plan adopted December 1999, pursuant to Health and Safety Code section 33490; and (d) will directly benefit the unit to be rehabilitated for persons of low-or moderate-income.
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