



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One
PETE VANDER POEL
District Two
PHILLIP A. COX
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: August 31, 2010

Public Hearing Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)						
	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: 559-624-7000						

SUBJECT: Authorize submittal of an application for funding under the 2010 Home Investment Partnerships Program

REQUEST(S):

That the Board of Supervisors:

1. Authorize submittal of an application to the Department of Housing and Community Development (HCD), in response to the 2010 Notice of Funding Availability (NOFA) issued on June 1, 2010, for an allocation of funds not to exceed eight hundred thousand dollars (\$800,000) of Home Investment Partnerships Program (HOME). These funds will be used to implement an Owner-Occupied Housing Rehabilitation Program and a First-Time Homebuyer Mortgage Assistance Program in all the unincorporated, rural census tract areas of Tulare County.
2. Adopt the HOME Owner-Occupied Housing Rehabilitation Program Guidelines.
3. Adopt the HOME First-Time Homebuyer Mortgage Assistance Guidelines.
4. Agree that if the application for funding is approved, the County will use the HOME funds for eligible activities in the manner presented in its application as approved by HCD and in accordance with Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulation set forth in Title 24 of the Code of Federal Regulations, part 92 and the Title 25 of the California Code of Regulations commencing with section 8200.
5. Authorize the Chairman of the Board to execute in the name of Tulare

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DATE: August 31, 2010

County, the application, the Standard Agreement, any amendment thereto, and any and all other documents or instruments necessary or required by HCD for participation in the HOME Program, subject to County Counsel review and approval.

6. Authorize and direct the Resource Management Agency Assistant Director of Administration and Community Development or the Community Development Manager to sign funds requests and other required reporting forms.
7. Adopt the HOME Program Income Reuse Plan.

SUMMARY:

On June 1, 2010, HCD released a NOFA to accept applications under the 2010 HOME grant funds, which has approximately \$58 million available, provided by the Federal Fiscal Year (FFY) 2010 HOME allocation, as well as, disencumbered funds from previous contracts. Competitive applications are due September 1, 2010, by or before 5:00 p.m.

It is proposed that Tulare County apply for the maximum amount of \$800,000 to assist approximately three (3) low income families with owner-occupied home rehabilitations and four (4) low-income families with first-time homebuyer mortgage assistance in the unincorporated rural census tract areas of Tulare County. The application process is competitive and selecting the unincorporated rural census tract areas as target areas earns additional points.

Tulare County has successfully implemented the Owner-Occupied Housing Rehabilitation Program with 2000, 2001, 2002, 2003, 2005, 2006 and 2007 HOME grants. The program provides assistance for the correction of hazardous, unhealthy, or other conditions in the home that pose an immediate threat to the well-being of the occupants. The County also successfully implemented the First-Time Homebuyers (FTHB) Mortgage Assistance Program with 2001 and 2004 HOME grants. Tulare County has also successfully implemented the FTHB Program with grants from other funding sources.

With the 2010 HOME NOFA, match and leverage funds are not required. Nevertheless, leverage funds are strongly encouraged to remain competitive. Leverage in the amount of \$50,000 is requested from the Cutler-Orosi (\$25,000) and Goshen (\$25,000) Redevelopment Project Areas, to help cover administration of the grant and to provide additional rehabilitation assistance and mortgage assistance. In exchange, the County will provide assistance equal to or greater than the amount of the committed funds within each community.

Additionally, staff requests the Board's approval of the revisions to the Participation Guidelines for the HOME Housing Rehabilitation Program and the First-Time Homebuyers Mortgage Assistance Program. The revisions reflect regulation changes or "best practices" suggested by the Department of Housing and Urban

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Development (HUD) and HCD.

FISCAL IMPACT/FINANCING:

Preparation of the 2010 HOME grant application is a HOME Program Income eligible expense, chargeable to Budget No. 001-230-4215. It is proposed that \$50,000 be provided by the Redevelopment Project Areas of Cutler-Orosi Budget No. RO4-RO4-2000 (\$25,000) and Goshen Budget No. RM4-RM4-2000 (\$25,000). There is no net County cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Quality of Life – The proposed grant funds will allow the County to preserve existing housing options, which improves public health and welfare, and further attainment of a suitable, affordable housing environment.

Economic Well Being – The proposed grant funds will allow the County to provide much needed assistance to the low and very low income residents in the unincorporated areas by providing housing assistance consistent with the County's General Plan, Housing Element.


ALTERNATIVES:

The Board may choose to decline to submit an application for the 2010 HOME funds, may choose to apply for a different HOME eligible activity, or may choose to submit an application for a lesser amount.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

State Department of Housing and Community Development to review application; Auditor/Controller for accounting and funds disbursement; and County Counsel to review all documents.

ADMINISTRATIVE SIGN-OFF:



Roger Hunt, Assistant RMA Director
Administration & Community Development Branch

cc: Auditor/Controller
County Counsel
County Administrative Office (2)

Attachment(s) On file with the Clerk of the Board of Supervisors
2010 Home Investment Partnerships (HOME) Program Grant Application
HOME Owner-Occupied Rehabilitation Program Guidelines
HOME First-Time Homebuyer Mortgage Assistance Guidelines

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF AUTHORIZING THE)
SUBMITTAL OF AN APPLICATION FOR) RESOLUTION NO. _____
FUNDING UNDER THE 2010 HOME) AGREEMENT NO. _____
INVESTMENT PARTNERSHIPS PROGRAM)
GRANT

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD AUGUST 31, 2010,
BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

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1. Authorized submittal of an application to the Department of Housing and Community Development (HCD), in response to the 2010 Notice of Funding Availability (NOFA) issued on June 1, 2010, for an allocation of funds not to exceed eight hundred thousand dollars (\$800,000) of Home Investment Partnerships Program (HOME). These funds will be used to implement an Owner-Occupied Housing Rehabilitation Program and a First-Time Homebuyer Mortgage Assistance Program in all the unincorporated, rural census tract areas of Tulare County.
2. Adopted the HOME Owner-Occupied Housing Rehabilitation Program Guidelines.
3. Adopted the HOME First-Time Homebuyer Mortgage Assistance Guidelines.

4. Agreed that if the application for funding is approved, the County will use the HOME funds for eligible activities in the manner presented in its application as approved by HCD and in accordance with Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulation set forth in Title 24 of the Code of Federal Regulations, part 92 and the Title 25 of the California Code of Regulations commencing with section 8200.
5. Authorized the Chairman of the Board to execute in the name of Tulare County, the application, the Standard Agreement, any amendment there to, and any and all other documents or instruments necessary or required by HCD for participation in the HOME Program, subject to County Counsel review and approval.
6. Authorized and directed the Resource Management Agency Assistant Director of Administration and Community Development or the Community Development Manager to sign funds request and other required reporting forms.
7. Adopted the HOME Program Income Reuse Plan.