

2013 CDBG APPLICATION

Housing Activity – Homeownership Assistance – Forms

APPLICANT NAME: County of El Dorado

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**Click on the box, drop-down menu or text box to enter information.*

ACTIVITY	SELECT	DOCUMENTATION	PAGE(S)
Homeownership Assistance <i>(All pages)</i>	Required	All Forms and Documentation	x to x
NEED			
Overcrowding <i>(As listed in Appendix P)</i>	No Action Required	No Documentation Required	No Documentation Required
Homeownership Rate <i>(As listed in Appendix P)</i>	No Action Required	No Action Required	No Documentation Required
BENEFIT			
Service Area	Jurisdiction-Wide Only	No Documentation Required	No Documentation Required
Beneficiary Documentation:	YES	YES	x
- List: TIG Eligibility	-	-	x
- List:	-	-	
- List:	-	-	
READINESS			
Activity Specific Operator Experience	No Action Required	No Action Required	No Documentation Required
Homeownership Assistance Program Guidelines	YES	Approved	x
Waiting List of Pre-Screened Applicants	YES	Waiting List	x
STATE OBJECTIVES			
Points Awarded for Applications that Apply for Homeownership Assistance which is not Part of a Combo Program	No Action Required	The Department will Review the Application for Point Award	No Special Documentation Required

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A. Activity Information:

1. **Is this Activity being submitted under the Community Development Allocation or the Native American Set Aside?** *(Check only one box per set of activity application forms. A complete separate set of the forms in this section must be filled out for each allocation being applied for.)*

- Community Development Allocation**
 Native American Allocation

2. **Is this activity a component of a Housing Combo program?**

- Yes** **No**

3. **Description of Activity:** Provide a brief narrative description of the proposed activity. The narrative should include specific information on who, what, when, where and how.

The County of El Dorado intends to assist approximately six to eight Low-Mod first-time homebuyers to purchase new or existing homes in the unincorporated areas of El Dorado County. Beneficiaries must be households that earn at or below 80% of the area median income. It is expected that this funding will provide a public benefit to approximately 20 Low-Mod persons (eight loans multiplied by an average of 2.5 persons per household.)

The County of El Dorado has successfully administered a First-Time Homebuyer Assistance Program through CDBG grant awards in 2003 and 2005, and more recently with Home Investment Partnerships Program (HOME) funding in 2008 and 2010. In the past seven months, the County has assisted five Low-Mod households, including one extremely low-, two very low-, and one low-income household. Together with our community financial partners, the County has assisted 31 homebuyers achieve their dream of owning a home in the unincorporated areas of the county.

First-Time Homebuyers who income qualify receive gap financing with low interest, deferred-payment loans of up to \$100,000 for 30 years. Loan amounts can never exceed the first lender's loan amount. Pre-counseling prepares buyers, as well as realtors and lenders, for the home-buying process under the County Program requirements. Each applicant is also required to complete a County-approved Homebuyer Education Course. County staff works with the buyer and their lender to provide appropriate financing that will ensure safe, decent, affordable housing for eligible households.

The Housing Element of the El Dorado County General Plan supports efforts to provide safe, decent, affordable housing to lower income households. The County's First Time Homebuyer Program is the last hope

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for some hard-working families earning a modest income and are trying to make their permanent home in El Dorado County. A CDBG grant award will enable the County to continue this valuable homeownership assistance program.

B. Need For Activity:

The need for Homeownership Assistance (HA) is primarily based 2010 Census data and American Community Survey (ACS) 5-year data, found in **Appendix P**. Since the Applicant pool sets the range of scores for this data, the Department will use the data found in Appendix P to set the range for all Applicants and apply scoring once the Applicant pool dataset has been established.

1. **Overcrowding:** The total percentage of the Jurisdiction's housing stock that is overcrowded (1.01 or more occupants per room). Since the Applicant pool sets the scoring range for all data driven criteria, during rating and ranking the Department will use the percentage provided in **Appendix P**.
2. **Homeownership Rate:** This is the total percentage of the Jurisdiction's owner-occupied housing units. Since the Applicant pool sets the scoring range for all data driven criteria, during rating and ranking the Department will use the percentage provided in **Appendix P**.

C. Benefit: *Be sure to include the page numbers for the items below in the Table of Contents above.*

1. **Service Area:** Entire jurisdiction only.

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2. **Beneficiaries (Number of Households):** All HA activities are income restricted and must benefit 100 percent Low/Mod Individuals (LMI). Provide the number of households expected to benefit from this grant:

<u>81% AND ABOVE</u> <i>(Non-Low/Mod)</i>	<u>BETWEEN 51% - 80%</u> <i>(Low-Mod)</i>	<u>BETWEEN 31% - 50%</u> <i>(Very Low-Income)</i>	<u>BELOW 30%</u> <i>(Extremely Low-Income)</i>	<u>TOTAL</u> <i>Number of People</i>
<i>Not Eligible</i>	7	1	0	20

3. **Estimated Number of Loans:** 8

D. Readiness: *Be sure to include the page numbers for the items below in the Table of Contents above.*

1. **Activity Specific Operator Experience:** *(No Documentation Required.) The Department will review the Applicant's Program Income Reports and grant files for scoring as noted on the score sheet and below:*
- a) Continuation of existing Program active during the last fiscal year.
 - b) Active in last 4 years, but not the last 12 months.
 - c) No active Housing Program.
2. **Approved HA Program Guidelines:** Submit documentation confirming the guidelines have been approved by HCD (Department's Approval Letter) and formally adopted by the Jurisdiction's governing body.
3. **Waiting List of Pre-Screened Applicants (Not Pre-Qualified):** Submit up to 5 most recent signed, pre-screened applications with the Social Security Numbers redacted. Do not submit pre-qualified Applicants, only pre-screened.

E. State Objective Points:

Points will be awarded for HA applications that are not part of a combo with Housing Rehabilitation (HR). The points will not be awarded if HA and HR are applied for in the same application.