

California Department of Housing and Community Development
State Community Development Block Grant
Planning and Technical Assistance Allocations



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	Resolution of the Governing Body (original or certified copy)
	Statement of Assurances (1/15/04 revision signed by Chief Executive Officer)
	OMB Circular A-133 (completed and signed)
n/a	Joint Powers Agreement (only if a Joint Application)
	Citizen participation – copy of two public hearing notices. One for design-phase hearing and one for application approval hearing.
None	Letters received from citizens regarding application and applicant responses (if any)
	Section 504 Self-evaluation (completed and signed)
	Activity Description Form for Exterior Housing Conditions Survey (project specific or non-project specific)
	Budget Chart, Schedule 1-complete for each activity
2	Task and Milestone Chart, Schedule 2- complete for each activity
n/a	Letters of intent of commitment from business owner (applicable to ED only)
	Documentation of meeting HUD national objective, TIG or Slums and Blight for the proposed activity (as required in Attachment 5).
n/a	For Project Specific Studies: Include a map showing exact location of project <u>or</u> development agreement to be used to create project.

California Department of Housing and Community Development

Application Summary
State Community Development Block Grant
Planning and Technical Assistance Allocations



1.a Applicant Information

ED Allocation Application _____ Or General Allocation Application X _____.

Applicant

Name: EL DORADO COUNTY HUMAN SERVICES

Address: 2850 FAIRLANE COURT, BLDG C

City: PLACERVILLE State: CA Zip Code 95667

County: EL DORADO

_____ Check here if this is a Joint Application and complete a summary page for each applicant.

1.b Authorized Representative (Per Resolution)

First Name: DANIEL Last Name: NEILSON

Job Title: DIRECTOR OF HUMAN SERVICES

_____ Check if the address information is the same as above in 1.a, if not fill in information below.

Address: 3057 BRIW ROAD, SUITE A

City: PLACERVILLE State: CA Zip Code 95667

Phone: 530-642-7275 Ext: _____ Fax: 530-642-0508

Email: Daniel.nielson@edcgov.us

1.c Applicant Contact

_____ Check if the contact information is the same above in 1.b, if not fill in information below.

First Name: SHAWNA Last Name: PURINES

Name of Agency: Development Services Department Job Title: SENIOR PLANNER

Address: 2850 FAIRLANE COURT, BLDG. C

City: PLACERVILLE

State: CA Zip Code 95667

Phone: 530-621-5362 Ext: _____ Fax: 530-642-0508

Email: Shawna.purvines@edcgov.us

**2009-2010 PTA
Non-Project Specific Description Form**

2. Requested Funding by Activity

Activity Title - Insert only one activity title per line. See sample list of titles provided in Attachment 4 .	Non-Project Specific Planning Activities	Project Specific Planning Activities
Exterior Housing Conditions Survey	\$ 33,250	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
General Administration (not to exceed 5 percent of funds requested)	\$ 1,750	\$
Total Amount Requested	\$ 35,000	\$0.00
Grand Total (Max. \$70,000)	\$ 35,000	

3. List of Cash Match Sources

Required Cash Match	Name of Source: City or County or Other (non state or federal funds)	Approved Cash Match
5%	COUNTY	\$ 1,750.00 *
		\$ *
		\$
Total		\$ 1,750.00

* Enter only the total amount required to be committed.

4. Legislative Representative Information

	District #	First Name	Last Name
Assembly	4	Ted	Gaines
Senate	1	Dave	Cox
Congress	4	Tom	McClintock

	District #	First Name	Last Name
Assembly			
Senate			
Congress			

	District #	First Name	Last Name
Assembly			
Senate			
Congress			

5. Target Populations Served

1. <input type="checkbox"/> Physically Disabled	9. <input type="checkbox"/> Seniors
2. <input type="checkbox"/> Persons with AIDS	10. <input type="checkbox"/> Mentally Ill
3. <input type="checkbox"/> Youths	11. <input type="checkbox"/> Veterans
4. <input type="checkbox"/> Single Adults	13. <input type="checkbox"/> Victims of Domestic Violence
5. <input type="checkbox"/> Single Men	12. <input type="checkbox"/> Substance Abusers
6. <input type="checkbox"/> Single Women	14. <input type="checkbox"/> Dually-Diagnosed
7. <input type="checkbox"/> Families	15. <input type="checkbox"/> Homeless
8. <input type="checkbox"/> Farmworker	16. <input checked="" type="checkbox"/> Other <u>TIG</u>

6. Beneficiaries Served

<u>Proposed Activity</u>	<u>Accomplishment</u>	<u>Number Assisted</u>
Public Services or Community Facilities	Persons	_____
Housing or Public Works	Housing Units	_____
Housing Rehabilitation	Households	<u>30</u>
Economic Development	Jobs	_____

7. Previous Awards

Has the jurisdiction previously submitted an application and been awarded PTA funds in this current fiscal year (2009-2010)? x **No**. If no, skip to number 8: **Yes**. If yes, continue describing:

 ED \$_____. Briefly describe activities:_____

 General \$_____. Briefly describe activities:_____

8. Consultant/Other Public Agency Contact Information

☐ Mr. ☐ Mrs. ☐ Ms. ☐ Other Not Applicable

First Name: _____ MI: _____ Last Name: _____

Agency: _____ Job Title: _____

Address: _____

City: _____

State: _____ Zip Code: _____

Phone: _____ Ext: _____ Fax: _____

9. Official (s) Authorized to Sign Application

Name DANIEL NIELSON, M.P.A.
(Type or Print)

Title DIRECTOR OF HUMAN SERVICES
(Type or Print)

Signature _____ Date 10/27/09

10. Citizen Participation Process for Application

Has the applicant conducted a design phase public hearing within twelve months of release date of the NOFA? (Put copy of the notice in application.)

X **Yes** _____ **No** (If No, applicant cannot apply.)

Has the applicant conducted the proper application approval public hearing prior to submitting application? (Put copy of the notice in application)

X **Yes** _____ **No** (If No, applicant cannot apply.)

11. Hold Out Status of Applicant

Has the applicant received a Hold Out letter from the Department?

_____ **Yes** **x** **No**

If Yes, has the applicant cleared the hold out status and received a waiver letter from the Department?

_____ **Yes** _____ **No** (If No, applicant cannot apply.)

12. Growth Control Compliance

Has the applicant's jurisdiction enacted limitations on residential construction, for which limitations are not establishing agricultural preserves, not imposed by another agency, or not based on a health and safety need?

_____ **Yes. If Yes, see note below**

___x___ **No**

Note: If the applicant has a General Plan, ordinance, or other measure that directly limits by number either, the building permits that may be issued for residential construction, or buildable lots that may be developed for residential purposes, and the measure does not meet any of the exceptions found in the Program Regulations, Section 7056(b)(2)(B), check "Yes" and attach a copy of the measure in this section of the application.

13. Housing Element Compliance

Statutory Authority: State of California Health and Safety Code Section 50829.

Contents of the Housing Element are not reviewed by State CDBG staff. Except as otherwise provided in Section 50830 of the Health and Safety Code, no local application for funds shall be denied because of the content of the city or county's housing element or because of the Department's findings with respect to the city's or county's housing element but the proper adoption process must be followed. Contact Paul McDougall at (916) 322-7995 to verify compliance.

As a condition of receiving an award, each jurisdiction's adopted Housing Element must be in compliance with CDBG statutes. **The Department will not award funds to any applicant who is not in compliance and applicants should have a housing element in CDBG statute compliance at application submittal.**

Is the applicant's Housing Element in State CDBG Compliance?

___X___ **Yes**

_____ **No** (If No, applicant cannot apply.)

14. Program Income Committed Planning Activities		
1. Enter the amount of Program Income (PI) that has been committed to activities in this application:		
Use same activity titles as shown in part 2. of application summary. <u>Activity Titles:</u>		Dollar Amount Committed (per Resolution) Attach Resolution
NOT APPLICABLE		0.00
3. Total Dollar Amount of PI funds Committed to activities in this application.		\$ <u>0.00</u>
<p>Note: Non-project specific planning activities have the following rules when using PI.</p> <ol style="list-style-type: none"> 1) PI funds used for non-project specific planning activities are considered general administration funds. As such, PI activity implementation funds must be spent prior to being able to use PI for General Administration (GA) (PI for GA is limited to 18 percent of activity funds expended) during a fiscal year. So make sure PI has been or will be spent on activities so that the 18 percent in GA can be available for committing to the non-project specific planning activities. 2) All PI that is being committed to activities in this application must be identified in the governing body resolution. In addition, the applicant must ensure that proper citizen participation process is followed. 3) All PI committed to a non-project specific activity <u>must be spent first</u> prior to drawing down any State CDBG grant funds. 4) All PI committed to project specific implementation activity <u>must be spent after</u> all State CDBG grant planning funds are spent. 5) PI funds committed to open grant activities must be reported on <u>ALL</u> Funds Request forms for the grant and on PI quarterly and annual reports. 		

15. NEPA Environmental Compliance Documents

Finding of Exemption Form

A. Finding of Exemption

It is the finding of the County of EL DORADO that the activities proposed in this application for State Community Development Block Grant funds are exempt from environmental review requirements under NEPA because they are defined as exempt activities in 24 CFR Part 58.34. The activity(s) judged exempt consist(s) of:

List Each Exempt Activity with a brief description:

NEPA Citation

1. General Administration Activities

58.34 (a) (3)

2.

3.

4.

DANIEL NIELSON, M.P.A.

DIRECTOR OF HUMAN SERVICES

Printed Name of Authorized Official

Title

Signature

10/27/09

Date

FORM 58.6

ACTIVITY DESCRIPTION FOR EACH PROPOSED EXEMPT ACTIVITY:

- 1) General Administration Activities
- 2) Exterior Housing Conditions Survey
- 3)

Level of Environmental Review Determination: Exempt per 24 CFR. 58.6

(Exempt per 24 CFR 58.34, Categorically excluded not subject to statutes per § 58.35(b), Categorically excluded subject to statutes per § 58.35(a), Environmental Assessment per § 58.36, or EIS per 40 CFR 1500)

STATUTES and REGULATIONS listed at 24 CFR 58.6

FLOOD DISASTER PROTECTION ACT

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

(☒) No; Cite Source Document: Planning Study will not impact 100 year floodzone.
This factor is completed

(☐) Yes; Source Document:

2. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

(☐) Yes (Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file).

(☐) No (**Federal assistance may not be used in the Special Flood Hazards Area**).

COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area?

(☒) No; Cite Source Documentation:

There are no coastal barrier resource areas in California

(This element is completed).

(☐) Yes - **Federal assistance may not be used in such an area.**

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

(☒) No, **Because the Activity does not involve sale or acquisition of property. Project complies with 24 CFR 51.303(a)(3).**

(☐) Yes; **Disclosure statement must be provided** to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record.

SHAWNA PURVINES

10/27/09

Preparer Signature / Print Name /Date

DANIEL NIELSON

10/27/09

Responsible Entity Official Signature / Print Name / Date

STATEMENT OF ASSURANCES

(Revised January 15, 2004)

The City/County of EL DORADO hereby assures and certifies that:

1. It possesses legal authority to apply for the grant and to execute the proposed program.
2. Its governing body has duly adopted or passed as an official act or resolution, motion, or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the applicant's chief executive officer or other designee to act in connection with the application and to provide such additional information as may be required.
3. It has or will comply with all citizen participation requirements that include, at a minimum, the following components:
 - a. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blight areas and of areas where CDBG funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
 - b. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by CDBG federal regulations, and relating to the actual use of funds under this title;
 - c. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
 - d. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program. These include at least the development of needs, the review of proposed activities, and review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped. This shall include one public meeting during the program design, annual performance report preparation, and formal amendments. A public hearing shall be conducted prior to application submittal;
 - e. Solicits and provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and
 - f. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate.
4. The State CDBG Program has been developed so as to primarily benefit targeted income persons and households, and each activity in the program meets one of the three national objectives: benefit to low and moderate income persons, elimination of slums and blight, or meets an urgent community need certified by the grantee as such.

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5. Consents to assume the responsibilities for environmental review and decision-making in order to ensure compliance with NEPA by following the procedures for recipients of block grant funds as set forth in 24 CFR, Part 58, entitled Environmental Review Procedures for Title I Community Development Block Grant Programs. Also included in this requirement is compliance with Executive Order 11988 relating to the evaluation of flood hazards, and Section 102(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) regarding purchase of flood insurance, and the National Historic Preservation Act of 1966 (16 USC 470) and implementing regulations (36 CFR 800.8).
6. Consents to assume the role of either Lead Agency as defined by Section 21067 of the California Public Resources Code, or if another agency is or will be designated Lead Agency, it consents to assume the role of Responsible Agency as defined by Section 21069 of the California Public Resources Code, in order to ensure compliance with CEQA.
7. Has resolved any audit findings or performance problems for prior State CDBG grants awarded by the State.
8. Certifies that there is no plan, ordinance, or other measure in effect that directly limits, by number, the building permits that may be used for residential construction or the buildable lots that may be developed for residential purposes; or if such a plan, ordinance, or measure is in effect, it will either be rescinded before receiving funds, or it need not be rescinded because:
 - a. Imposes a moratorium on residential construction, to protect the health and safety, for a specified period of time that will end when the public health and safety is no longer jeopardized; or
 - b. Creates agricultural preserves under Chapter 7 (commencing with Section 51200) of Part 2 of Division 1 of Title 5 of the Government Code; or
 - c. Was adopted pursuant to a specific requirement of a State or multi-State board, agency, department, or commission; or
 - d. The applicant has an adopted housing element that the Department has found to be in compliance, unless a final order has been used by a court where the court determined that it is not in compliance with Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code; or
 - e. The use of the funds applied for in this application is restricted for housing for the targeted income group.
9. Will comply with the regulations, policies, guidelines, and requirements of OMB Circular Numbers A-87, A-133, A-122, and 24 CFR Part 85, where appropriate, and the State CDBG regulations.
10. Shall comply with the following regarding nondiscrimination:
 - a. Title VI of the Civil Rights Act of 1964 (Public Law 88-352).
 - b. Title VIII of the Civil Rights Act of 1968 (Public Law 90-284) as amended; and will administer all programs and activities related to housing and community development in a manner affirmatively furthering fair housing.

- c. Section 109 of the Housing and Community Development Act of 1974, as amended.
 - d. Section 3 of the Housing and Urban Development Act of 1968, as amended.
 - e. Executive Order 11246, as amended by Executive Orders 11375 and 12086.
 - f. Executive Order 11063, as amended by Executive Order 12259.
 - g. Section 504 of the Rehabilitation Act of 1973 (Public Law 93-112), as amended, and implementing regulations.
 - h. The Age Discrimination Act of 1975 (Public Law 94-135).
 - i. The prospective contractor's signature affixed hereon and dated shall constitute a certification under the penalty of perjury under the laws of the State of California that the bidder has, unless exempted, complied with the nondiscrimination program requirements of Government Code Section 12990 and Title 2, California Code of Regulations, Section 8103.
11. Will comply with the Federal Relocation Act (42 U.S.C. 4601 et seq.) and certifies that will follow the State's residential anti-displacement and relocation plan located in Appendix L of the State's 2005-2010 Consolidated Plan. The Plan can be found at: <http://www.hcd.ca.gov/hpd/hrc/rep/fed/conplan05-10final.pdf>.
12. Will comply with the following regarding labor standards:
- a. Section 110 of the Housing and Community Development Act of 1974, as amended.
 - b. Section 1720 et seq. of the California Labor Code regarding public works labor standards.
 - c. Davis-Bacon Act as amended (46 U.S.C. 276a) regarding prevailing wage rates.
 - d. Contract Work Hours and Safety Standards Act (40 USC 327-333) regarding overtime compensation.
 - e. Anti-Kickback Act of 1934 (18 USC 874) prohibiting "kickbacks" of wages in federally assisted construction activities.
13. Will comply with the Architectural Barriers Act of 1968 (42 USC 4151) and implementing regulations (24 CFR Part 40-41).
14. It will enforce standards of conduct that govern the performance of its officers, employees, and agents engaged in the administration of contracts funded in whole or in part by the CDBG Program (Section 7120(d) of the State regulations).
15. Will comply with the Hatch Act (5 USC 1501 et seq.) regarding political activity of employees.
16. Will comply with the Lead-Based Paint Regulations (24 CFR Part 35) that prohibits the use of lead-based paint on projects funded by the program.
17. Will not award contracts to, or otherwise engage the services of any contractor while that contractor (or its principals) is presently debarred, suspended, 09-1301.D.13

proposed for debarment, declared ineligible, or voluntarily excluded from participation from the covered transaction, in any proposal submitted in connection with the CDBG program under the provisions of 24 CFR part 24.

18. Will give HUD, the Comptroller General, the State Department of Housing and Community Development, or any of their authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant.
19. Will not attempt to recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing properties owned and occupied by targeted income persons unless:
 - a. CDBG funds are used to pay the proportion of such assessment that relates to non-CDBG funding or
 - b. for the purposes of assessing properties owned and occupied by targeted income persons who are not of the lowest targeted income group, it does not have sufficient CDBG funds to comply with the provisions of a. above.
20. Will adopt and enforce policies
 - a. prohibiting the use of excessive force by its law enforcement agencies against individuals engaged in non-violent civil rights demonstrations and
 - b. enforcing applicable State and local law against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstration within its jurisdiction.

The certification is made under penalty of perjury under the laws of the State of California.

CERTIFYING OFFICIAL TITLE: _____

Signature

Date

COMPLIANCE WITH OMB CIRCULAR A-133

Office of Management and Budget (OMB) Circular A-133 is used pursuant to the Single Audit Act of 1984, P.L. 98-502, and the Single Audit Act Amendments of 1996, P.L. 104-156. It sets forth the standards for obtaining consistency and uniformity among Federal agencies for the audit of states, local governments, and non-profit organizations expending Federal awards. Cities and counties not exempted from the requirements of OMB Circular A-133 must submit their audits to the State Controller. Non-profit organizations not exempted must submit their audits to the California Department of Housing and Community Development.

Pursuant to the requirements of OMB Circular A-133, please check the appropriate box(s) and certify at the bottom of the page:

☒ The **COUNTY OF EL DORADO** (name of entity) has expended more than \$500,000 in Federal funds in fiscal year 2007/2008 and is required to conduct a single audit or program specific audit for this year in accordance with the provisions of OMB Circular A-133.

☒ The audit has been completed and has been submitted to the appropriate control agency.

☐ The audit has not been completed. It is anticipated that the audit will be completed and submitted to the appropriate control agency by: _____ (date).

☐ The _____ (name of entity) has expended less than \$500,000 in federal funds in fiscal year 2006/2007 and is exempt from the requirements of OMB Circular A-133. Non-Federal entities that expend less than \$500,000 a year in Federal awards are exempt from Federal audit requirements for that year, but records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and the General Accounting Office.

I certify on behalf of EL DORADO COUNTY, (name of entity) that the above is a true and accurate statement.

DANIEL NIELSON, M.P.A., DIRECTOR OF HUMAN SERVICES

(Printed name and title)

(Signature)

10/27/09
(Date signed)

SECTION J: NON-PROJECT SPECIFIC PLANNING ACTIVITY DESCRIPTION FORM

NOTE: PLEASE COMPLETE AND ATTACH ONE SET OF THESE FORMS FOR EACH PROPOSED NON-PROJECT SPECIFIC PLANNING ACTIVITY

1. **Allocation:** ED _____ General X
2. **Activity Title:** Exterior Housing Conditions Survey
3. **Amount Requested for Activity:** \$ 35,000 .
4. **General Allocation Activity National Objective:** For General Allocation PTA activity, check **one** line and describe below it how the National Objective of at least 51 percent benefit Targeted Income Group (TIG) persons will be met. See **Attachment 5** for how to document TIG benefit.
 - Limited Clientele list below the specific group(s) to be served:
 - X Income restricted, describe below how final activity resulting from the study will be income restricted:
 - Income survey or HUD Low Income Census data, attach full copy of proper documentation at the back of this activity description section.

El Dorado County proposes to use CDBG Planning grant funds to conduct An exterior housing condition survey in unincorporated communities throughout the County. The most recent housing condition survey was conducted in 1995. This activity will directly benefit low-income households (100% TIG) because the County will use the survey results in determining the need for CDBG and/or other state or federal funds in support of low-income housing rehabilitation and other housing/community development programs.

The estimated number households to benefit assumes that the County will apply for at least three grants over the next five years and that each grant will benefit an average of 10 low-income households.

In addition, the Exterior Housing Conditions Survey will enable the County to meet the goals of the General Plan Housing Element Update policies and measures which direct the County to provide quality residential environments for all income levels and to conserve the County's current stock of affordable housing.

09-1301.D.16

5. **Economic Development Activity National Objective:** For ED PTA activities only. Check **one** line indicating which national objective this activity addresses. Explain and document how the activity will meet that objective. Review **Attachment 5** to learn about documenting ED national objectives. This is a required threshold item and not completing this section will lead to the application not being funded.

_____ Low Income/TIG benefit, describe below how final activity resulting from the study will generate jobs for TIG persons (at least 51 percent of all projected jobs must be for TIG persons):

_____ Elimination of Slums and Blight, attach documentation of area or spot basis and attach to this set of activity forms.

6. **Public Benefit:** For ED PTA activities only. Check the line below and describe how the planning activity will lead to creation of jobs. This is a required threshold item. Not properly completing this section will lead to the application not being funded.

_____ Public Benefit, (job creation), describe below how jobs will be created by completing this study:

7. **Activity Description:** Provide a complete narrative explaining the need for the study. Describe the full process for completing the study with each of the key steps as shown in the tasks and milestones chart. Check the instructions to make sure you have provided all the required information.

It is the goal of the County to preserve the current stock of affordable housing and provide quality residential environments for all income levels. The results of the Exterior Housing Conditions Survey will enable the County to target the neediest low-income (<80% MFI) households who could benefit from housing rehabilitation and other programs. A responsive housing rehabilitation program for TIG households within the unincorporated area of the County will meet the primary national objective of the CDBG program.

According to U.S. Census Bureau American Community Survey housing characteristic estimates for 2008, of the 83,103 units built in El Dorado County since 2005 or later, 50% are at least 30 years old and 69% are at least 20 years old. Generally older homes require additional maintenance and repair. A lack of maintenance may lead to serious health and safety concerns, failure to comply with current building code requirements, and can cause reduced energy efficiency. The table below indicates total structures built County-wide.

2008 American Community Survey Estimates (US Census Bureau)

YEAR STRUCTURE BUILT	Estimate	Margin of error	Percent	Margin of error
Total housing units	83,103	+/-362	83,103	(X)
Built 2005 or later	2,342	+/-611	2.80%	+/-0.7
Built 2000 to 2004	9,930	+/-1,638	11.90%	+/-2.0
Built 1990 to 1999	13,401	+/-1,589	16.10%	+/-1.9
Built 1980 to 1989	15,506	+/-1,650	18.70%	+/-2.0
Built 1970 to 1979	19,622	+/-2,052	23.60%	+/-2.5
Built 1960 to 1969	10,719	+/-1,689	12.90%	+/-2.0
Built 1950 to 1959	8,069	+/-1,598	9.70%	+/-1.9
Built 1940 to 1949	1,516	+/-602	1.80%	+/-0.7
Built 1939 or earlier	1,998	+/-615	2.40%	+/-0.7
			57,430	41,924
			69.11%	50.45%
			> 20 years	>30 years

The last housing condition survey was conducted in portions of El Dorado County by Connerly & Associates Inc, in November 1995. Those survey results indicated that 30 percent of housing in the survey area was substandard and in need of structural repair work in order for the dwelling to remain habitable. A small amount of the housing stock (less than one percent) was deemed not suitable for repairs.

The County receives approximately 30 to 40 Code Enforcement Investigation Requests per month and takes appropriate enforcement actions, with health and safety violations receiving the highest priority. Due to the high case volume, limited staff, required administrative and legal steps to investigate and remedy each violation, there is currently a 1,045-case backlog in the Code Enforcement system.¹

¹ Building Services Pending Project Activity Report, August 11, 2009
El Dorado County Human Services – Housing Division

1995 Housing Conditions Summary

Survey Area	Communities in Survey Area	Units Surveyed	Standard	% of Total	Substandard Suitable for Repairs	% of Total	Not Suitable for Repairs	% of Total
1 North of US 50	Arroyo Vista, Auburn Lake Trails, Coloma, Cool, Garden Park, Garden Valley, Georgetown, Greenwood, Kelsey, Mosquito, Pilot Hill, Rescue	1,585	1,405	89%	176	11%	4	<1%
2 Eastern Slope of Sierra Nevada	Meyers	706	452	64%	254	36%	0	0%
3 East of SR 49 and south of US 50	Grizzly Flat, Mt. Aukum, Newtown, Pleasant Valley	358	296	83%	60	17%	2	<1%
4 US 50 corridor east of Placerville	Camino, Camino Heights, Cedar Grove, Pollock Pines, Smith Flat	2,200	1,359	62%	828	38%	13	<1%
5 Along SR 49 and south of US 50	Deer Park, Diamond Springs, El Dorado, Frenchtown, Latrobe, Shingle Springs	843	499	59%	340	40%	4	<1%
TOTAL		5,692	4,011	70%	1,658	30%	23	<1%

The purpose of this survey will be to analyze and update the condition of the County's housing stock in older, more established areas of the county. The survey will be conducted using "windshield" and walk-by survey techniques, keeping within the public rights-of-way, to assess the exterior physical condition of each housing structure. The survey will include all single-family, multifamily, and duplex homes in the survey area.

It is the goal of the County to preserve the current stock of affordable housing and provide quality residential environments for all income levels. The results of the Exterior Housing Conditions Survey will enable the County to target the neediest low-income (<80% MFI) households who could benefit from housing rehabilitation and other programs. The Exterior Housing Conditions Survey will be a valuable tool for identifying communities with substandard housing that could benefit from additional housing and community programs.

The following definitions will be used during the survey to identify "standard," "substandard-suitable for rehabilitation," and "substandard-not suitable for rehabilitation."

Standard. Structural components appear to be in acceptable condition based on an exterior examination of the roofline, wall alignments, foundation, window and door opening, and electrical and plumbing connections (structural integrity). The structure appears acceptable for the purposes of habitation and intended use (structural condition).

09-1301.D.19

Substandard–Suitable for Repairs. One or more structural components appear substandard, as evidenced by a sagging roofline, walls out of plumb, sagging foundation, or displaced foundation elements, door and/or window openings out of alignment, and/or substandard electrical connections or plumbing, if visible from the street (structural integrity). Overall condition of the structure appears minimally acceptable for the purposes of habitation and intended use, but some repairs are necessary (structural condition).

Substandard–Not Suitable for Repairs. Most of the structural components appear severely out of alignment, damaged, substandard or missing (structural integrity). Overall condition of the structure is unacceptable for the purpose of habitation and the intended use (structural conditions).

The County intends to review the same survey methodology in order to compare housing conditions from the 1995 survey to present. Based on the identified needs from the survey, El Dorado County will review current housing rehabilitation programs and update strategies as necessary to prepare for future funding applications to CDBG and other sources to continue and improve the program. In this way, the housing rehabilitation program will enable low-income homeowners to repair older residences within the County, and prevent further deterioration or loss of the County's affordable housing stock.

The County of El Dorado is committed to preserving the existing stock of affordable housing. The results of the Exterior Housing Conditions Survey will enable the County to target the neediest low-income households who could benefit from a housing rehabilitation program to bring their older homes into compliance with local building codes and health and safety violations. The analysis of the survey will identify areas of the County where substandard housing exists that could benefit from other housing and community programs. With this information in hand the County will be in a position to submit competitive state and federal application(s) for funding based upon the most current housing conditions.

HUD National Objective

In meeting the HUD national objective, should the study activity lead to an application for funding a rehabilitation program, the program would be available to qualified TIG households in an owner-occupied residence in the unincorporated area of the County. Program guidelines would specify property eligibility, residency and income qualifications used in determining eligibility in accordance with HCD guidelines. The calculation of income eligibility for owner-occupant applicants would include an evaluation of assets to the extent that such assets produce income (such as interest or rent). The County would also consider assets in its overall evaluation of the applicant's financial need, and may reject an applicant who is income qualified if the County determines the applicant is not financially needy. The County would not consider the value of the applicant's primary residence in making this determination. In order to obtain HCD financing, applicants must meet all property and eligibility guidelines in effect at the time of loan approval. Applicants would be provided written notification of the Loan Review Committee's approval or denial. Reason for denial would be provided to applicant in writing.

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8. **Final Product Description:** Describe in detail each final product that will be produced from this planning activity. NOTE: All final products, including applications, must contain an acknowledgment of State CDBG funding on the front cover.

The final product will consist of:

1. A report and analysis of the exterior housing conditions in the unincorporated area of El Dorado County, by area, discussing the percentages and numbers of identified target area housing units that are in sound condition; in need of minor, moderate or substantial rehab; or dilapidated.
2. Maps of target areas showing concentrations of housing needing rehabilitation or replacement.

A responsive housing rehabilitation program for TIG households within the unincorporated area of the County will help meet the primary national objective of the CDBG program. Approximately 30 loans can be made with loan repayments available to fund additional TIG households on an ongoing basis.

The County's Conservation and Rehabilitation policies concentrate on maintaining community character and preserving affordable housing stock through the continuation of County programs, effective code enforcement, and investigation of new funding sources. Additionally, policies focus on preserving the affordable housing stock through continued maintenance, preservation, and rehabilitation of the existing affordable housing. A current Exterior Housing Conditions Survey will help accomplish these goals.

Non-Project Specific Planning Activity Budget

Activity Title: Exterior Housing Conditions Survey	City/County Staff Hours					Consultant Hours					
	Task Cost					Task Cost					Total Cost
	Number of Hrs	Hrly Rate	CDBG Portion	Cash Match	Other Source	Number of Hrs	Hrly Rate	CDBG Portion	Cash Match	Other Source	
* 1. Scope of Work / Issue RFP	10	\$65	\$	\$ 650	\$		\$	\$	\$	\$	\$ 650
* 2. Hire Consultant and Execute Contract	16	\$65	\$	\$ 1,040	\$	16	\$ 125	\$ 2,000	\$	\$	\$ 3,040
3. Identify Methods for Conducting Analysis	5	\$65	\$ 255	\$ 60	\$	30	\$ 125	\$ 3,750	\$	\$	\$ 4,065
4. Identify Target Area	5	\$65	\$ 325	\$		30	\$ 125	\$ 3,750	\$	\$	\$ 4,075
5. Conduct Analysis of Exterior Housing Data in Target Area		\$	\$	\$	\$	130	\$ 125	\$ 16,250	\$	\$	\$16,250
6. Complete Report	5	\$65	\$ 325	\$	\$	40	\$ 125	\$ 5,000	\$	\$	\$ 5,325
7. Public Meeting(s)	10	\$ 65	\$ 650	\$	\$	10	\$ 125	\$ 1,250	\$	\$	\$ 1,900
8. Final Report to County and State	3	\$ 65	\$ 195	\$	\$	10	\$ 125	\$ 1250	\$	\$	\$ 1,445
9.		\$	\$	\$	\$		\$	\$	\$	\$	\$
10.		\$	\$	\$	\$		\$	\$	\$	\$	\$
11.		\$	\$	\$	\$		\$	\$	\$	\$	\$
12.		\$	\$	\$	\$		\$	\$	\$	\$	\$
Totals:		\$	\$ 1,750	\$ 1,750	\$		\$	\$ 33,250	\$	\$	\$ 36,750

*Show cash match tasks first to indicate match will be spent first.

Non-Project Specific Planning Activity Task and Milestone Chart

Year:	2010 Milestones				2011 Milestones				2012 Milestones			
Activity Title: Exterior Housing Conditions Survey	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
List of Tasks:												
1. Scope of Work / Issue RFP	X											
2. Hire Consultant and Execute Contract	X											
3. Identify Target Area	X											
4. Identify / Review Methods for Conducting Analysis	X											
5. Conduct Analysis of Exterior Housing Data in Target Area		X	X									
6. Complete Report			X	X								
7. Public Meeting(s)				X								
8. Final Report to County and State					X							

*Place "X" in columns under quarter/ year to indicate when task will be completed. Do not show GA reporting.

*Grants cannot exceed 24 Month

09-1301.D.23

Submitted by:
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