



Legislation Text

File #: 22-0063, **Version:** 1

Planning and Building Department, Long Range Planning, Housing, Community and Economic Development Program, recommending the Board:

- 1) In accordance with Board Policy A-6, accept the grant award for Home Investment Partnerships Program Grant 19-HOME-14977 in the amount of \$983,000 for the County's ongoing First-Time Homebuyer Loan Program and a new Tenant Based Rental Assistance Program; and
- 2) Authorize the Chair to execute a letter for submittal to the California Department of Housing and Community Development authorizing the Planning and Building Department Director, Karen Garner, or successor, to execute all National Environmental Policy Act documents associated with the Home Investment Partnerships Program Grant activity.

FUNDING: Federal Home Investment Partnerships Program Grant Funds.

DISCUSSION / BACKGROUND

The County's First-Time Homebuyer Program was established through a California State Department of Housing and Community Development (HCD) Community Development Block Grant (CDBG) award approved for submittal on February 4, 2003, by Board of Supervisors Resolution #024-2003. Through subsequent CDBG and HOME Investment Partnership program (HOME) grant awards, the County has continued to provide low-interest, deferred payment loans to low-income persons in the unincorporated area of El Dorado County. The Housing, Community and Economic Development (HCED) Program, under Long Range Planning, is the administrator for the grant program. To date, the First Time Homebuyer Program has provided \$5.4 million in loans to sixty-two (62) low-income homebuyers and has a wait list of 56 interested households. The continuation of the First-Time Homebuyer Loan Program supports the goals of the General Plan Housing Element Policy HO-1.22 "to continue to support a first-time homebuyer's program."

In response to the federally declared disaster on March 13, 2020, due to the COVID-19 pandemic, the County of El Dorado was able to amend its 2019 HOME application in October to include a Tenant Based Rental Assistance Program in conjunction with the Health and Human Services Agency and El Dorado County Public Housing Authority for a rental subsidy program that is designed to assist income-eligible tenants throughout the county with the payment of monthly rent and utility costs, as well as the payment of security and utility deposits.

Should the Board accept the grant award for HOME Grant 19-HOME-14977, HCED staff will work with the HOME Program representatives to complete the required document and environmental review. To that end, the State requires a separate letter of authorization from the Board, signed by the Board Chair, to specifically authorize the Planning and Building Department Director, by name, to execute all NEPA documents associated with the HOME grant activities. As the newly appointed Planning and Building Department Director, Karen Garner, should assume the previous NEPA authorization given to the Interim Director. A sample letter, to be printed on County letterhead, noting this change is attached to this item.

ALTERNATIVES

The Board may decline HOME grant funds to support the First-Time Homebuyer Loan Program and Tenant Based Rental Assistance Program and identify other funding to meet the General Plan Housing Element Policy goals.

PRIOR BOARD ACTION

On October 31, 2019, the Department issued a 2019 Notice of Funding Availability announcing the availability of funds under the HOME program (the “NOFA”).

On December 17, 2019, the Board of Supervisors adopted Resolution 219-2019 to authorize the Planning and Building Director to submit the HOME program application in response to the 2019 HOME NOFA to support the County’s First Time Homebuyer Program for low income households (Agenda Item 42, Legistar 19-1680).

On October 13, 2020, the California Department of Housing and Community Development awarded the County of El Dorado \$983,000 in HOME funds to continue its First Time Homebuyer Program.

October 12, 2021, the Board adopted Resolution 126-2021 to authorize the submittal of an amended 2019 HOME Investment Partnerships Program Grant Program Activities allocation application to the California Department of Community Development to provide additional resources up to \$983,000 for the County’s ongoing First-Time Homebuyer Loan Program and new Tenant Based Rental Assistance Program. Resolution 126-2022 also included authorization for the Planning and Building Department Director, or designee, contingent upon approval by County Counsel and Risk Management, to execute the grant agreement and subsequent amendments thereto that do not affect the dollar amount or the term and to sign other grant-related documents (Agenda Item 16, Legistar 21-1522).

On December 14, 2021, the Board adopted Resolutions 186-2021 and 187-2021 amending the Program Guidelines for the First Time Homebuyer Loan Program to comply with the Home Investment Partnerships (HOME) Program and Community Development Block Grant Program (CDBG) requirements. At that time, the Board also authorized the Chair to execute a letter for submittal to the California Department of Housing and Community Development authorizing the Planning and Building Department Interim Director, Chris Perry, to execute all National Environmental Policy Act documents associated with the HOME Grant activity (Agenda Item 19, Legistar 21-1826).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, and Health and Human Services Agency.

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

No change to Net County Cost is associated with this item. Staff time associated with administering the program will be reimbursed by the grant funding. The funding will be budgeted in the Fiscal Year 2022-23 budget cycle.

CLERK OF THE BOARD FOLLOW UP ACTIONS

The Clerk of the Board to prepare NEPA delegation letter on County letterhead and obtain Chair's signature on letter, then provide signed letter to Planning and Building Department, Housing,

Community and Economic Development Program, attention C.J. Freeland.

STRATEGIC PLAN COMPONENT

Good Governance - "Promote the development of resources to identify and pursue additional revenue including local, state, federal and private funding for new and existing projects."

Healthy Communities - "Achieve sufficient and attainable housing for all El Dorado County residents."

Economic Development - "Provide attainable housing options - balance jobs with housing."

CONTACT

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