



COMMUNITY DEVELOPMENT COMMISSION Of Mendocino County

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MEMORANDUM

To: Steve Dunncliff, Director of Planning and Building Services

From: Craig Schlatter, Development and Sustainability Manager, CDC

Date: January 18, 2017

Re: 2016 Home Investment Partnerships Program (HOME) application

Summary of Request

The Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for the HOME Investment Partnerships Program (HOME) on December 6, 2016. The NOFA is for rental projects, first-time homebuyer (FTHB) projects, and program activities. A minimum of \$26,000,000 is available for this NOFA.

Staff requests the Board of Supervisors approve a resolution authorizing submittal of an application from the County of Mendocino in response to the 2016 NOFA.

Background

The Community Development Commission (CDC) of Mendocino County administers the HOME Program for the County of Mendocino. The HOME program provides funding for projects and programs that create and retain affordable housing.

The 2016 HOME NOFA was issued on December 6, 2016 with applications due February 2, 2017. For program activities, this year's NOFA has a maximum of \$500,000 available to jurisdictions with no 2013, 2014, or 2015 HOME contracts and \$1,000,000 for jurisdictions that have a HOME contract for one of these three years. Eligible program activities include the following: First Time Homebuyer (FTHB) program, Owner-Occupied Housing Rehabilitation program, and Tenant Based Rental Assistance (TBRA) program. Program activities can be split between a maximum of two activities. For project activities, jurisdictions can apply for up to \$4,500,000 for rental new construction projects and \$2,000,000 for first time homebuyer new construction projects.

In response to the 2016 NOFA, CDC has prepared an application for a County TBRA program. The program would be operated in the following jurisdictions: unincorporated areas of Mendocino County, City of Willits, City of Fort Bragg, and City of Point Arena. The City of Ukiah is considering an application to HCD for a HOME TBRA program operated in city limits.

The CDC operated a \$700,000 HOME TBRA program for the County in 2008-10. The program assisted over 100 households. It is expected funding of a new County of Mendocino TBRA program will assist up to 33 households.



HOME regulations require a resolution by the Mendocino County Board of Supervisors to authorize submittal of an application.

The following is requested:

Tenant Based Rental Assistance (TBRA) Program	\$463,125
TBRA unit inspection and income determination activities	\$ 24,375
General Administration	\$ 12,500
Total	\$500,000

HOME provides funding to cities, counties and nonprofit community housing development organizations (CHDOs) for projects and programs in support of housing rehabilitation, acquisition, tenant-based rental assistance, new construction, acquisition/rehabilitation, and predevelopment loans. Activities must benefit “low-income” renters or owners, defined as those individuals earning 80% of Area Median Income in Mendocino County or less.