

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning & Community Development

Urgent _____ Routine X

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

BOARD AGENDA # 9:25 a.m.

AGENDA DATE: July 31, 2001

4/5 Vote Required YES _____ NO X

SUBJECT:

APPROVAL OF THE STANISLAUS COUNTY/CITY OF TURLOCK CONSORTIUM BUDGET AND WORK PLAN FOR THE 2001-2002 FISCAL YEAR HOME INVESTMENT PARTNERSHIP PROGRAM

STAFF RECOMMENDATION:

APPROVE THE ANNUAL ACTION PLAN FOR FISCAL YEAR 2000-2001, INCLUDING THE BUDGET AND EXPENDITURE OF HOME FUNDS.

FISCAL IMPACT:

No impact on the General Fund. Administrative operating cost will be funded with HOME funds.

BOARD ACTION AS FOLLOWS:

No. 2001-580

On motion of Supervisor Mayfield, Seconded by Supervisor Blom

and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: Simon

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Christine Ferraro Deputy

File No.

SUBJECT: APPROVAL OF THE STANISLAUS COUNTY/CITY OF TURLOCK CONSORTIUM
BUDGET AND WORK PLAN FOR THE 2001-2002 FISCAL YEAR HOME
INVESTMENT PARTNERSHIP PROGRAM

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DISCUSSION: The Stanislaus County/City of Turlock Home Consortium is prepared to submit to HUD the proposed Annual Action Plan for FY2001-2002. For this new fiscal year, HUD has awarded the City of Turlock/County of Stanislaus Consortium \$972,000 in HOME funds. The Annual Action Plan covers the proposed revenue and expenditures for HOME funds (see Exhibit One). HOME regulations require local jurisdictions to hold a minimum of two public meetings. With the Stanislaus County May 29, 2001 evening public meeting, this public hearing, as well as meetings held by the City of Turlock on May 21 and June 26, the requirement will be met.

BACKGROUND:

During FY 2000-2001 the Consortium expended HOME funds to purchase the former Emanuel Hospital site for the development of senior housing. The City of Turlock used a portion of its Community Development Block Grant funds to purchase the Smith Chevrolet Site for the future development of multi-family housing. The balance of 2000-01 funds will be brought forward as part of the FY 2001-02 budget.

During 2000-2001, HUD approved the new five year Consortium Consolidated Plan. In the Consolidated "Action Plan", each participating jurisdiction must describe the resources it will use and projects it will undertake to address the priority needs and specific objectives identified by the strategic plan. The "Action Plan" that is submitted annually identifies the linkage between the use of federal resources and the specific objectives developed to address priority needs identified in the strategic plan. Each of the five Annual Action Plans must be consistent and help fulfill the goals outlined in the five year Consolidated Plan. Stanislaus County, through its partnership with the City of Turlock acting as a Participating Jurisdiction, will be submitting to HUD the second of five Annual Action Plans.

PROPOSED ANNUAL ACTION PLAN FOR FY 2001 - 2002:

The proposed "Annual Action Plan" outlines the total revenue available and the proposed expenditures of HOME funds for FY 2001-2002.

The City of Turlock/County of Stanislaus Consortium was awarded \$972,000 in HOME funds for FY 2001-2002. The HOME grant, plus carry-over revenue from FY 2000-2001 will provide a total expected revenue of \$1,582,277 for HOME expenditures in FY 2001-2002. All programs or activities funded with HOME funds will benefit very low to low income persons.

The Consortia's proposed goals for this fiscal year will be to support those activities that promote affordable housing activities for seniors and multi-family housing. The continued clearance and development of the former Emanuel Hospital, as well as the potential to participate in the Smith Chevrolet site, will be the two projects for 2001-02. As projects under this program are considered for implementation, staff will return to the Board to obtain funding approval for each of the individual proposed projects.

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DISCUSSION

CONTINUED:

HOME regulations require the jurisdictions set-aside 15% of the grant amount to fund HUD/HCD certified Community Housing Development Organization non-profits (CHDO) that develop affordable housing. In the development of affordable housing, using HOME funds, the developer would be required to partner with a CHDO non-profit agency.

Under the HOME Consortium the City of Turlock serves as the lead agency and the County of Stanislaus is a sub-recipient of the HOME funds. This relationship has enabled the creation of a partnership that will embark in a collaborative effort in focusing and addressing the housing needs existing in both jurisdictions. The City of Turlock is responsible for administering the Consortia's funds, completing all HUD required reports, monitor related programs and agreements as well as operate the affordable housing programs under the consortia. HUD regulations allow 10% of the HOME budget to be used for administration. See Exhibit One for Proposed HOME Budget.

POLICY

ISSUES:

Participation in programs funded by others to assist in the realization of the Board's goals require certain administrative tasks. Accordingly, the recommendations made herein are consistent with those requirements and the Board's goals of Safe, Healthy Communities, Efficient Government Operations, and Multi-Jurisdictional Cooperation.

STAFFING

IMPACT:

No additional staff necessary.

Exhibit One

**HOME INVESTMENT PARTNERSHIP PROGRAM
CITY OF TURLOCK/COUNTY OF STANISLAUS CONSORTIUM
PROPOSED REVENUES AND EXPENDITURES
PROGRAM YEAR 2001 - 2002**

| REVENUE | | FY 2001 - 2002 |
|---------------------------------------|-------------------------|-----------------------|
| Entitlement Grant (2001 - 2002) | | 972,000.00 |
| Carry Over (2000 - 2001) | | 610,277.00 |
| | Total Revenue Available | \$1,582,277.00 |

EXPENDITURES

| | | |
|--|----------|----------------|
| Program Activities: | | |
| City-Loans 2000 (Hospital property purchased) | | 168,927.00 |
| County Loans 2000 | | 300,000.00 |
| Emanuel Hospital Clearance | | 143,505.00 |
| City Loans (2001) | | 367,845.00 |
| County Loans (2001) | | 359,000.00 |
| Community Housing Development Organizations (CHDO/15%) | | 145,800.00 |
| | Subtotal | \$1,485,077.00 |

| ADMINISTRATION AND PLANNING | | |
|------------------------------------|----------|-------------|
| City Administration | | 92,200.00 |
| County Administration | | 5,000.00 |
| | Subtotal | \$97,200.00 |

| | | |
|---------------------------|--|-----------------------|
| TOTAL EXPENDITURES | | \$1,582,277.00 |
|---------------------------|--|-----------------------|