

Resolution: _____

Date: _____

CONCURRENT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA AND THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION, APPROVING THE JOINT POWERS AGREEMENT WITH THE CITY OF SANTA ROSA FOR PARTICIPATION IN THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) NEIGHBORHOOD STABILIZATION PROGRAM (NSP), AUTHORIZING THE BOARD CHAIRMAN TO EXECUTE SAID AGREEMENT AND AUTHORIZING THE COMMISSION EXECUTIVE DIRECTOR TO SIGN AND SUBMIT ONE OR MORE GRANT APPLICATIONS TO THE HCD NSP FOR UP TO \$3,300,000, TO ACCEPT THE FUNDS AND EXECUTE GRANT AGREEMENTS WITH HCD FOLLOWING REVIEW AND APPROVAL OF COUNTY COUNSEL AS TO FORM, TO PROVIDE FINANCIAL ASSISTANCE TO NON-PROFIT AGENCIES TO ACQUIRE FORECLOSED UPON AND ABANDONED PROPERTIES USING NSP GRANT FUNDS, AND TO TAKE ANY OTHER ACTIONS NECESSARY TO CARRY OUT THE PURPOSES EXPRESSED IN THE RESOLUTION.

WHEREAS, on July 30, 2008, under Title III of the national Housing and Economic Recovery Act (HERA) of 2008, the U.S. Department of Housing and Urban Development (HUD) authorized the distribution of \$3.9 billion in new Community Development Block Grant (CDBG) funding to States and local jurisdictions through a Neighborhood Stabilization Program (NSP) for the redevelopment of abandoned and foreclosed upon homes and residential properties, and allocated \$145,071,506 to the State of California Department of Housing and Community Development (HCD) for subsequent reallocation to cities, towns and counties; and

WHEREAS, on April 30, 2009, HCD issued a Notice of Funding Availability (NOFA) for the NSP funds, allocating \$900,735 to Santa Rosa, \$259,635 to Petaluma, and \$704,677 to the balance of County, for a total allocation of \$1,865,047 to the County and local municipalities (collectively the "Jurisdictions") to assist low-, moderate- and middle-income households with incomes at or below 120% of area median income (LMMI); and

WHEREAS, HCD established \$1,000,000 as the minimum NSP grant award for jurisdictions to apply for funding individually under Tier 1 and allowing contiguous jurisdictions within the same county to jointly apply for funding under Tier 2 in order to reach the minimum application amount of \$1,000,000 when operating under a Joint Powers Agreement (JPA); and

WHEREAS, HCD has set aside 25% of the State's NSP allocation to be used to fund housing for very low-income households with incomes at or below 50% of the area median income designated as Tier 3 allocations; and

WHEREAS, NSP Applicants are required to comply with all citizen participation requirements of Sections 24 CFR 91.105 or 91.115 as modified by NSP by conducting public meetings on the project design and application submittal phases, and

WHEREAS, on January 28, 2009 the Sonoma County Community Development Commission held a public meeting to receive input on the potential use of NSP for the project design phase and to develop the local approach to implement the NSP; and

WHEREAS, on June 9, 2009, the Board of Supervisors will hold a second public meeting to receive comments on the NSP application submittal phase in conjunction with their regularly scheduled meeting; and

WHEREAS, the Jurisdictions wish to apply for and receive allocations of Tier 2 and Tier 3 NSP funds in a combined amount of up to \$3,300,000 to provide financial assistance to non-profit agencies to acquire foreclosed upon and abandoned properties in certain designated areas within the County and to designate the Sonoma County Community Development Commission to act as lead agency for the Jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Sonoma (Board) and the Sonoma County Community Development Commission (Commission), that:

1. The foregoing recitals are true and correct.
2. The Board hereby approves the Joint Powers Agreement for use of the Neighborhood Stabilization Program funds.
3. The Chairman of the Board is hereby authorized and directed to execute the Joint Powers Agreement on behalf of County.
4. The Executive Director of Commission is hereby authorized and directed to submit the Joint Powers Agreement to the State of California Department of Housing and Community Development (HCD).
5. The Board hereby approves the local NSP.
6. Subject to and following review by County Counsel, the Executive Director of Commission or her designee is hereby authorized to submit on behalf of the County one or more NSP applications and any related documents to HCD to participate in the NSP in response to the NOFA that HCD issued on April 30, 2009 and to any future NOFAs that HCD may issue for Tier 3 NSP funds, that will request allocation of NSP funds in an amount not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000.00) to provide financial assistance to non-profit agencies to acquire foreclosed upon and abandoned properties located within certain areas of the County, as designated in the applications.

7. Upon HCD's approval of the applications and award of the NSP funds, the Executive Director of Commission is authorized to accept the NSP grants and to execute, in the name of the County or Commission, the HCD grant agreements, and all other documents required by HCD for participation in the NSP, and any amendments thereto, subject to and following review and approval by County Counsel as to form.
8. Upon HCD's approval of the applications and award of the NSP funds, the County and Commission hereby agree to use the NSP funds for eligible activities in the manner presented in the applications as approved by HCD and in accordance with Commission policies and practices.
9. Upon HCD's approval of the applications and award of the NSP funds, the Executive Director of the Commission, or the Executive Director's designee, is authorized to make deferred payment loans to the non-profit agencies to acquire, demolish, rehabilitate, redevelop, rent, and/or resell foreclosed-upon and abandoned properties in furtherance of their agency missions and consistent with the National Objectives of the federal NSP initiative, to prepare, execute, submit into escrow, and record any and all loan documents and related documents, and take all other actions necessary to facilitate the proposed NSP grant applications and loan program, and to carry out the purposes expressed in this resolution.

SUPERVISORS / COMMISSIONERS:

Brown	Kerns	Zane	Carrillo	Kelley
Ayes	Noes	Abstain	Absent	

SO ORDERED.