



**SAN BENITO COUNTY COMMUNITY ACTION BOARD (CAB)**

**Home Loan Committee**

**1161 San Felipe Road, Building B, Hollister, CA 95023**

**AGENDA**

**Wednesday, May 31, 2023 at 5:30 P.M.**

**Mission:** The Community Action Board is committed to advocate for the vulnerable population in our community with resources, knowledge, and opportunities for advancement and independence.

**Vision: Ending Poverty by Empowering People**

<input type="checkbox"/> Cynthia Holthouse	<input type="checkbox"/> Juan Cruz
<input type="checkbox"/> Dom Zanger	<input type="checkbox"/> Yolanda Delgado (Back-up CAB member)

- I. **Welcome, Introductions & Roll Call:** Roll will be taken to determine excused absences for attendance requirements.
- II. **Regular Agenda:**
  - A. **Committee Overview:** Provide an overview of this committee and the HOME PI Reuse Plan.
  - B. **PI Fund Available:** Update on any PI funds available for possible use.
- III. **OTHER:**
- IV. **ADJOURNMENT:**



Date: June 13, 2011  
TO: Enrique Arreola for Community Action Board (CAB) Discussion  
From: C.J. Valenzuela, County Housing Programs Coordinator  
RE: San Benito County HOME Investment Partnerships Program (HOME) Loan Committee Establishment

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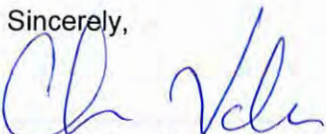
Dear Enrique,

The Community Services and Workforce Development (CSWD) Department has recently transferred over the administration of the County's HOME Program to the County's Housing and Economic Development Division which is operated by the County Housing Programs Coordinator. The Board recently approved the activation of a new community housing program called the HOME First-Time Homebuyer (FTHB) Down Payment Assistance Program. The HOME FTHB Program will provide a 30 yr., deferred payment (no monthly payment), 2.00% simple interest down payment assistance second loan up to 20.0% of the final sales price to first-time low-income (up to 80% of Area Median Income) homebuyers within the unincorporated areas of the County. The Board recently approved an initial allocation of \$250,000 to start the HOME FTHB Program. However, prior to issuing any HOME FTHB down payment assistance loans the Board has directed staff to establish a HOME Loan Committee to oversee all HOME Program activity.

In the past when CSWD administered the HOME Program the CAB acted as the County's HOME Loan Committee. In addition the CAB also has extensive experience and knowledge with the Community Development Block Grant (CDBG) and other programs that are vital to our community. Therefore due to the CAB's prior experience and knowledge with community programs, the Housing Programs Coordinator would like to recommend that the CAB consider acting as the HOME Loan Committee going forward. The County's Housing Programs Coordinator will oversee all of the day to day operations of the County HOME Program which would include; intake, screening, selecting and underwriting of HOME FTHB applications; however, the Housing Programs Coordinator would not have the authority to approve any HOME FTHB loans. Therefore, the Housing Programs Coordinator would present items to the CAB who would act as the HOME Loan Committee for approval of HOME housing items. As of right now the only approved County HOME Program activity is the HOME FTHB Program, however, in the future other items that the HOME Program allows is new construction rental housing and rental payment subsidy programs.

The initial upfront commitment for the HOME Loan Committee will not be tedious since staff anticipates only 2 to 4 HOME FTHB down payment assistance loans being issued annually. The Housing Programs Coordinator will only need to submit an item to the HOME Loan Committee for approval on an as needed basis. However, if the CAB would in fact agree to act as the County's HOME Loan Committee than staff would like to present this item to the Board in the near future as an agenda item. If the Board approves the CAB as the acting HOME Loan Committee than the Housing Programs Coordinator anticipates promoting the HOME FTHB Program to begin screening, selecting and underwriting applications. The HOME FTHB Program is a valuable asset to our community and is another tool to assist low-income households in our community. The Housing Programs Coordinator would be more than willing to discuss this item further should the CAB desire. The Housing Programs Coordinator hopes that the CAB finds the HOME FTHB Program as a valuable tool in our community and considers acting as the HOME Loan Committee in the future.

Sincerely,



Christopher "C.J." Valenzuela  
Housing Programs Coordinator

**Attachment(s):**

1. HOME FTHB Program Brochure
2. Board Resolution No. 2010-10
3. CSWD Staff Report from January 14, 2000



**San Benito County  
Housing & Economic  
Development Division**

**HOME INVESTMENT  
PARTNERSHIPS PROGRAM  
(HOME) DOWN PAYMENT  
ASSISTANCE PROGRAM**



**550 Monterey Street  
Hollister, CA 95023  
831.636.4316 x14 (Phone)  
831.634.4913 (Fax)**

**San Benito County Housing & Economic Development Division**

550 Monterey Street  
Hollister, Ca. 95023  
(831) 636.4316 x14 (Phone)  
(831)634.4913 (Fax)

For more information or to  
obtain an application contact:



San Benito County Housing &  
Economic Development Division

831.636.4316 x 14 (Phone)  
831.634.4913 (Fax)

550 Monterey Street  
Hollister, Ca. 95023

E-mail:  
cvalenzuela@cosb.us

Website:  
www.san-benito.ca.us

**SUMMARY OF FIRST-TIME HOMEBUYER  
DOWN PAYMENT ASSISTANCE  
PROGRAM**

The San Benito County Housing & Economic Development Division is offering first-time homebuyer down payment assistance in the form of a 30 yr. term, deferred payment (no monthly payments), **two percent (2%) simple interest**, second loan for first-time homebuyers. The maximum program second loan can provide up to twenty percent (**20%**) of the homebuyers total acquisition costs for down payment assistance.

The program is offered to eligible very low and low-income households which includes individuals who currently live or work in San Benito County. The household must have sufficient income, assets, and credit-worthiness to make a small down-payment (**3% of the sales price**), obtain mortgage financing, and pay the balance of closing costs. The home must be located within San Benito County, be owner-occupied or vacant, suitable in number of bedrooms, and meet Housing Quality Standards (HQS) prior to occupancy.

1. **Fill out a Program Application package and submit completed package to the Housing & Economic Development Division.**
2. **You will receive a response notifying you whether or not you are eligible for the program.**

**WHO IS ELIGIBLE TO APPLY?**

Any household which includes an individual who currently lives or works in San Benito County, with a household income not exceeding 80% of the San Benito County Area Median Income (AMI), is eligible to apply.

<b>2010 Income Limits (80% AMI)*</b>	
<b>Household Size</b>	<b>Maximum Income</b>
1	\$45,100
2	\$51,550
3	\$58,000
4	\$64,400
5	\$69,600
6	\$74,750
7	\$79,900
8	\$85,050

\*subject to change

All applicants must be a first-time homebuyer and, in general, must not have owned a home within the last three years. Annual income is based on the gross amount of income expected for the year by all adults in the household. Household income is verified by review of federal Income Tax Returns, W-2 forms, Form 1099's, recent pay stubs, and other information as described in 24 CFR Part 92.203(b)(1-3).

**WHAT TYPE OF HOME  
CAN BE PURCHASED?**

A household may purchase a new or existing single-family residence, condominium or manufactured home on a permanent foundation.

**WHAT ARE THE LOAN'S TERMS  
AND INTEREST RATE?**

The downpayment assistance second loan is deferred (no monthly payments), with loan repayment requirements at the end of 30 years. However, loan repayment is required sooner if the property is sold or transferred, or upon default of the loan. The interest rate is **two percent (2%) simple interest**.



*The San Benito County Housing and Economic Development Division is committed to providing equal access to its housing program funds by all eligible households, without consideration for race, creed, color, national origin, gender, disability, or other classification.*

**BEFORE THE BOARD OF SUPERVISORS, COUNTY OF SAN BENITO**

**A RESOLUTION ADOPTING THE SAN BENITO COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FIRST-TIME HOMEBUYER (FTHB) PROGRAM, PROGRAM GUIDELINES AND LOCAL ACCOUNT REUSE PLAN**

Resolution No. 2010-10

**WHEREAS**, San Benito County, a political subdivision of the State of California, has received prior grant awards offered through the State of California, Department of Housing and Community Development (HCD) HOME Investment Partnerships Program (HOME) from 1994 (94-HOME-0190), 1995 (95-HOME-0163), and 1998 (98-HOME-0328); and

**WHEREAS**, Federal HOME regulations require that any income resulting from repayment of HOME-subsidized loans, must be recycled into the same type of program from which it originated or another eligible program that increases the provision of very low or low-income affordable housing; and

**WHEREAS**, San Benito County is required to submit updated HOME First-Time Homebuyer (FTHB) Program Guidelines and a Local Account Reuse Plan to HCD for approval; and

**WHEREAS**, the San Benito County HOME Local Account Reuse Plan governs the jurisdiction's continuing use of Program Income (PI) and must be maintained as a current and HCD-approved document; and

**WHEREAS**, the San Benito County HOME First-Time Homebuyer (FTHB) Program Guidelines outline the requirements and criteria of the Program and must be maintained as a current and HCD-approved document.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Supervisors of the County of San Benito hereby adopts the San Benito County HOME First-Time Homebuyer (FTHB) Program, to provide homebuyer down payment assistance to eligible first-time homebuyers in purchasing affordable housing; and

**BE IT FURTHER RESOLVED THAT** the Board of Supervisors of the County of San Benito hereby adopts the San Benito County HOME First-Time Homebuyer (FTHB) Program Guidelines; and

**BE IT FURTHER RESOLVED THAT** the Board of Supervisors of the County of San Benito hereby adopts the San Benito County Local Account Reuse Plan; and

**BE IT FURTHER RESOLVED THAT** the Board of Supervisors of the County of San Benito hereby approves the transfer of administrative functions of the HOME First-Time Homebuyer (FTHB) Program from the Community Services and Workforce Development (CSWD) Department to the Housing and Economic Development Division of the Planning and Building Department; and



**BE IT FURTHER RESOLVED THAT** the Board of Supervisors designate the Director of Planning and Building as the Authorized Representative; and

**BE IT FURTHER RESOLVED THAT** the Board of Supervisors shall establish a HOME loan committee to oversee loan activity; and

**BE IT FURTHER RESOLVED THAT** the Board of Supervisors of the County of San Benito hereby approves the transfer of \$1,058,836.00 from CSWD Fund 2402 to HOME Fund 2405.

**BE IT FURTHER RESOLVED THAT** the Board of Supervisors of the County of San Benito hereby approve the transfer of the appropriation in the amount of \$427,991 from CSWD Fund 2402, Acct 6301 – Care & Support to HOUSING & ECONOMIC DEVELOPMENT (BU 267), Accts 630113 (Home Loans) and 619201 (Home Loans Admin).

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO THIS 26th DAY OF January 2010.**

AYES: Loe, Barrios, DeLaCruz, Monaco  
NOES: Botelho  
ABSENT: None  
ABSTAINING: None

Reb Monaco  
Reb L. Monaco, Chair

APPROVED AS TO LEGAL FORM:  
San Benito County Counsel's Office

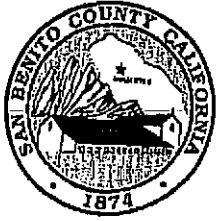
Dated: Jan. 28, 2010

By: Shirley L. Murphy  
Shirley L. Murphy, Deputy County Counsel

ATTEST:  
Linda Churchill, Clerk Of The Board

Dated: 1/26/10

By: Janet Slibages

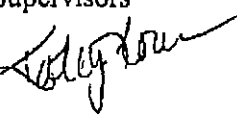


Department of  
**COMMUNITY SERVICES & WORKFORCE DEVELOPMENT**

1131 SAN FELIPE ROAD • HOLLISTER, CA 95023 • (831) 637-9293 • FAX (831) 637- 0996

January 14, 2000

To: Honorable Board of Supervisors

From: Kathy Flores, CSWD 

Re: HOME Local Account Reuse Plan

CSWD has received three home grant funds since 1995. The most recent award (\$750,000) was received to provide second mortgage assistance for the low-income units at Riverview Estates. The previous two grants also provided second mortgage assistance to low-income families and were not restricted to any particular project. Federal HOME regulations require that any income resulting from repayment of HOME-subsidized loans, be recycled into the same type of program from which it originated or another program that increases low-income affordable housing (homeownership and rental housing) and/or maintains the health and safety of low-income housing through rehab.

Staff proposes several revisions to the current reuse plan (95-HOME-0163):

1. The new policy would cover all past HOME grant funds as well as future grant funds, until modified in the future.
2. The new policy allows for provisions of loans to local non-profits that work in the affordable housing field for rehabilitating rental housing owned by the non-profit and for purchase of rental housing, which would be used by low-income families.

Staff also request reactivation of the HOME Loan Committee. Previously Supervisor Bowling sat on this committee along with the CSWD Director and CSWD Housing Coordinator. We request that Supervisor Bowling, Kathy Flores, and Don Anderson serve on this committee. The committee would review and approve requests for loans from HOME reuse funds. Currently, there is approximately \$90,000 in the reuse account and we are expecting two additional repayments in the near future. See attached revised Reuse Plan. A copy of the previous plan is also attached for your convenience.

No general funds are involved with this activity.

Thank you for consideration of this request.



## SAN BENITO COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) LOAN COMMITTEE MISSION, DUTIES, RESPONSIBILITIES AND SELCTION PROCESS

### **MISSION STATEMENT:**

To promote affordable housing in San Benito County by (1) providing policy guidance in the administration of the HOME Investment Partnerships Program (HOME), (2) assisting in the identification and development of new projects and programs to meet the housing goals and needs of San Benito County's lower income households, (3) supporting the implementation of the programs and actions identified in the County's General Plan Housing Element, and (4) providing outreach to the community to reflect the County's commitment of increasing housing opportunities to all citizens.

### **COMMITTEE TERMS:**

The HOME Loan Committee will be a standalone committee under the Community Action Board (CAB) consisting of three (3) active members and one (1) alternate member which includes one (1) Chair member appointed by the Community Action Board (CAB).

Chair Terms: 1 year (fixed)  
Subsequent Chair Terms: 1 year (fixed)

First-time appointed Chair HOME Loan Committee members will serve an initial term of one (1) year. Re-appointed Chair HOME Loan Committee members will serve one (1) year terms subsequently.

Active Member Terms: 1 year  
Subsequent Active member Terms: 1 year (fixed)

First-time appointed HOME Loan Committee members will serve an initial term of one (1) year. Re-appointed HOME Loan Committee members will serve one (1) year terms subsequently.

Alternate Member Terms: 1 year (fixed)  
Subsequent Alternate Member Terms: 1 year (fixed)

First-time alternative HOME Loan Committee members will serve an initial term of one (1) year. Re-appointed alternative HOME Loan Committee members will serve one (1) year terms subsequently.

If a HOME Loan Committee member wishes to resign prior to the end of their term they must notify the HOME Loan Committee in writing at least thirty (30) days prior to resignation.

### **COMMITTEE REPRESENTATION:**

The HOME Loan Committee shall be composed of three (3) active members and one (1) alternate member which includes one (1) Chair member appointed by the Board which may include.

1. One (1) San Benito County Board of Supervisor
2. Board member from the Community Action Board (CAB)
3. Residents of San Benito County



4. Preference for individual's who have a background and/or expertise in the real estate industry (e.g. real estate agent, appraiser, loan agent, title/escrow officer, builder or developer)

**COMMITTEE PURPOSE:**

The HOME Loan Committee will serve as the decision-making body for the County's HOME Investment Partnerships Program (HOME) funds and eligible activities (Homebuyer Downpayment Assistance, Homebuyer Rehabilitation, Rental Development Acquisition and/or Rehabilitation and Tenant-Based Rental Assistance) as described in the County's HOME Reuse Plan in accordance with Board adopted and State Department of Housing and Community Development (HCD) approved program and/or project guidelines.

**COMMITTEE MEETINGS:**

The HOME Loan Committee will meet on an as needed basis no less than once a year.

**COMMITTEE TIME FRAME:**

Estimated Committee hours required is 2-4 hours per month.

**COMMITTEE BENEFITS:**

1. Opportunity to make a wide variety of contacts within the local community as well as among local and regional networks.
2. Leadership role in activates such as coordination, policy planning and program implementation.
3. Opportunity to foster meaningful and lasting partnerships with and among others.
4. Chance to direct activities that will make a positive impact on individual families, donors, volunteers and on the local community as a whole.

**COMMITTEE DUTIES:**

1. Review, evaluate, approve, recommend, suspend or deny all HOME eligible activity funding request in accordance with Board adopted and HCD approved program and/or project specific guidelines
2. Notify in writing of HOME Loan Committee's decision regarding funding request in accordance with Board adopted and HCD approved program and/or project specific guidelines
3. Provide policy direction on all HOME eligible activities and make recommendations to Board as needed
4. Review the development of grant proposals for additional funds and make recommendations to the Board as needed
5. Commitment to attend and actively participate in Committee meetings
6. Commitment to attend Board meetings on an as needed basis
7. Conduct public hearings as required
8. Review monitoring policies and reports of program homeownership and/or rental units in accordance with Board adopted and HCD approved program and/or project specific guidelines
9. Report annually to the Board on status of HOME projects, programs and eligible activities
10. Review required financial, accounting, budgeting, auditing and reporting documents for all HOME eligible programs, projects and activities and make recommendations to the Board as needed
11. Ensure the HOME program funds are publicized if and when funds are available for eligible activities
12. From time to time may recommend amendments to program policies, HOME Reuse Plan, Program and/or Project Guidelines in accordance with the Board and HCD
13. Review, develop and distribute information regarding HOME eligible programs, projects and activities to the public
14. Miscellaneous duties may include:
  - a. Participate in special events and projects on an as needed basis
  - b. Nominating
  - c. Family Selection
  - d. Site Selection
  - e. Construction
  - f. Fund Development
  - g. Grant Writing
  - h. Volunteer Coordinator

i. Public / Community Relations

**COMMITTEE RESPONSIBILITIES:**

Appointed Committee members must protect the public interest as well as the interest of the County and will be called upon to diligently perform their legal duties:

1. Committee members must perform their responsibilities in good faith and with the same care ordinary persons would use in managing their own affairs.
2. Committee members must remain active and informed. Their actions must conform to appropriate standards of business conduct.
3. Committee members must act in good faith and in a manner that does not harm the County to the benefit of the Committee.
4. Committee members must avoid any conflicts of interest or appearances of impropriety.
5. Committee members must comply with the provisions of the HOME Loan Committee duties, responsibilities and the laws of the state of California.
6. Committee members must not disclose information about the County unless the Board decides to make the information public or the information is a matter of public record.

**BROWN ACT COMPLIANCE:**

The HOME Loan Committee is recognized as a "standing committee" as described in the State Brown Act Open Meeting Law, as amended in 1993. The Committee shall take the steps necessary to comply with the Brown Act requirements for public noticing and conducting open meetings. For the Committee, a meeting is defined as any congregation of a majority of the members of the Committee at the same time and place to hear, discuss or deliberate upon any item that is within the subject matter jurisdiction of the Committee. In this regard, the following procedures shall be taken:

1. At least seventy-two hours prior to a regular meeting, a meeting agenda shall be provided for posting. The agenda shall specify the time and place for holding the meeting and contain a brief and general description of each item of business to be discussed or transacted.
2. The Committee shall not discuss or take action on any item not appearing on the posted agenda.
3. As a matter of due process, applicants who are agendized for consideration by the Committee will be given written notification in advance of the meeting. This practice of notification should give individuals an opportunity to appear and address the Committee.
4. Every agenda for regular meetings shall provide an opportunity for members of the public to directly address the Committee on any item of interest to the public, before or during the Committee's consideration of the item, that is within the subject matter jurisdiction of the Committee, provided that no action can be taken on any item not appearing on the agenda unless the action is otherwise determined to be an emergency situation;

**ELIGIBLE HOME ACTIVITIES:**

The following County HOME Reuse Plan outlines eligible HOME activities. The County HOME Reuse Plan has been adopted by the San Benito County Board of Supervisor's and approved by the State Department of Housing and Community Development (HCD).

## **SAN BENITO COUNTY REUSE PLAN FOR HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS**

The County of San Benito (County) shall open and maintain an account exclusively for the deposit of repaid HOME funds including repayment income and matching funds provided by the County of San Benito for use in the County HOME program. These funds shall be kept separate and shall not be co-mingled with any other funds. The use of the HOME grant funds and matching funds shall only be used as directed by the United States Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development (HCD) program guidelines which provide for the benefit of Targeted Income Groups (TIG) as defined by the grant application and contract. The account shall be an interest bearing account in a financial institution insured by the Federal Deposit Insurance Corporation (FDIC).

The plan for reuse of program income resulting from the operation of the HOME program operated by the County is as follows:

- 1) The funds can be used to assist Targeted Income Groups, private entities or qualified local non-profit affordable housing developers with projects, programs and activities for homebuyer down payment assistance, homeowner rehabilitation, rental development (new construction or rehab) and tenant-based rental assistance (rental subsidy).
- 2) The assistance can be in the form of loans (interest, no interest, payments, no payments), grants, interest subsidies, equity investments and loan guarantees to Targeted Income Groups, private entities or qualified local non-profit affordable housing developers.
- 3) The funds may be used for eligible project and program activities, which may include acquisition, acquisition/rehabilitation, new construction, lease-purchase option, new construction, site improvements, demolition, conversion and relocation.
- 4) The funds can be used to assist Targeted Income Group homeowners to maintain the health and safety standards of their homes by issuing rehabilitation loans. These loans can be a first, second or third mortgage and only be used to provide the funds required to complete the rehabilitation work on the homes of low and very low-income households, thereby helping to maintain and preserve existing stock of low-income housing.
- 5) The funds can be used to assist local non-profits in their efforts to provide affordable, healthy, safe and decent housing for the benefit of TIGs. This assistance can be in the form of mortgages for the purchase and ownership by the non-profit of affordable rental housing which will provide affordable housing benefiting TIG households; and/or rehabilitation loans for the repair and maintenance of rental housing owned by the non-profit.
- 6) The funds may be used for eligible administrative costs, matching contributions, services, public information, fair housing, compliance requirements, activity delivery and planning costs.
- 7) The funds may also be combined with other eligible sources of funds that support projects, programs and activities benefiting Targeted Income Groups as approved by HCD and the County.

Loan terms for eligible projects, programs and activities such as interest rate, length of loan, payment type and lien position will adhere to approved guidelines. A Loan Committee assigned by the Board of Supervisors, shall oversee loan activity.



## **COUNTY OF SAN BENITO LOCAL ACCOUNT REUSE PLAN**

### **Plan for deposit, retainage, and reuse of HOME Investment Partnerships Program (HOME) funds**

The County of San Benito (County) shall open and maintain an account exclusively for the deposit of repaid HOME funds including repayment income and matching funds provided by the County of San Benito for use in the County HOME program. These funds shall be kept separate and shall not be co-mingled with any other funds. The use of the HOME grant funds and matching funds shall only be used as directed by the Federal Department of Housing and Urban Development (HUD) and the State of California Department of Housing and Community Development (HCD) program guidelines which provide for the benefit of Targeted Income Groups (TIG) as defined by the grant application and contract. The account shall be an interest bearing account in a financial institution insured by the Federal Deposit Insurance Corporation (FDIC).

The plan for reuse of program income resulting from the operation of the HOME program operated by the County is as follows:

- 1) The funds can be used to assist Targeted Income Groups, private entities or qualified local non-profit affordable housing developers with projects, programs and activities for homebuyer down payment assistance, homeowner rehabilitation, rental development (new construction or rehab) and tenant-based rental assistance (rental subsidy).
- 2) The assistance can be in the form of loans (interest, no interest, payments, no payments), grants, interest subsidies, equity investments and loan guarantees to Targeted Income Groups, private entities or qualified local non-profit affordable housing developers. Furthermore, the funds can be used to assist Targeted Income Group homeowners to maintain the health and safety standards of their homes by issuing rehabilitation loans. These loans can be a 1<sup>st</sup> or 2<sup>nd</sup> or under special conditions, third mortgages and only be used to provide the funds required to complete the rehabilitation work on the homes of low and very low-income households, thereby helping to maintain and preserve existing stock of low-income housing.
- 3) The funds may be used for eligible project and program activities, which may include acquisition, acquisition/rehabilitation, new construction, lease-purchase option, new construction, site improvements, demolition, conversion and relocation.
- 4) The funds can be used to assist local non-profits in their efforts to provide affordable, healthy, safe and decent housing for the benefit of TIGs. This assistance can be in the form of mortgages for the purchase and ownership by the non-profit of affordable rental housing which will provide affordable housing benefiting TIG households; and/or rehabilitation loans for the repair and maintenance of rental housing owned by the non-profit. In addition, the funds may be used for eligible administrative costs, matching contributions, services,

public information, fair housing, compliance requirements, activity delivery funds and planning costs.

- 5) The funds may also be combined with other eligible sources of funds that support projects, programs and activities benefiting Targeted Income Groups as approved by HCD and the County.

Loan terms for eligible projects, programs and activities such as interest rate, length of loan, payment type and lien position will adhere to approved guidelines. All loan activities and general administration regarding the County HOME program shall be overseen by the County Housing & Economic Development Department, Planning & Building Department and Community Services and Workforce (CSWD) Department.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE SUBMITTAL OF A REUSE AND RELOCATION PLAN TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

**WHEREAS:** San Benito County, a political subdivision of the State of California, has received an allocation of funds through the HOME investment Partnerships Program (HOME); and

**WHEREAS:** San Benito County is required to submit various plans to the State of California Department of Housing and Community Development (HCD);

**NOW BE IT RESOLVED THAT;** the County Board of Supervisors approves the reuse and relocation plan for the HOME program.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of San Benito, State of California, at a meeting of said Commission held on the \_\_\_\_ day of June, 2009 by the following vote:

**AYES:**\_\_\_\_\_ **NAYS:**\_\_\_\_\_ **ABSTAIN:**\_\_\_\_\_ **ABSENT:**\_\_\_\_\_

\_\_\_\_\_  
Anthony Botehlo, Chairperson  
San Benito County Board of Supervisors

*Approved as to Legal Form*  
Barbara Thompson, Acting County Counsel

\_\_\_\_\_  
By: Shirley L. Murphy, Deputy County Counsel

Date: \_\_\_\_\_

**ATTEST:**  
Linda Churchill, Clerk of the said Board

\_\_\_\_\_

\_\_\_\_\_  
By:  
Date: \_\_\_\_\_



## **COUNTY OF SAN BENITO RELOCATION PLAN**

### **Plan for relocation of HOME Investment Partnerships Program (HOME) funds**

The policy for relocation resulting from the operation of the San Benito County HOME investment Partnerships (HOME) program, will comply with Reg. 49CFR, part 24, and as follows:

Under the San Benito County HOME program, homes occupied by tenants renting the home are not eligible for purchase because it is the policy of the County not to displace existing occupants who are renting.

In the case where the renter occupant wishes to purchase the home they are renting, and if the owner is willing to sell the home to the renter applicant, this home purchase would be allowed utilizing HOME program funds.