



Agenda Date: 5/2/2006
Agenda Placement: 60

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Howard Siegel for Nancy Watt - County Executive Officer
Community Partnership Program
REPORT BY: Howard Siegel, Community Partnership Manager, 253-4621
SUBJECT: Participation in California HomeBuyers Fund (RCRC)

RECOMMENDATION

County Executive Officer requests adoption of a resolution obtaining membership in the California Rural Home Mortgage Finance Authority Homebuyers Fund, a Joint Powers Authority.

EXECUTIVE SUMMARY

Napa County is a member of the Regional Council of Rural Counties (RCRC). One of the benefits of membership in that association is the ability to take advantage of services that they offer at no additional cost. One such service is participation in the California Rural Home Mortgage Finance Authority (CRHMFA) Homebuyers Fund, a joint powers authority available to RCRC member counties intended to improve home ownership opportunities for County residents.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Napa County is a member of the Regional Council of Rural Counties (RCRC). One of the benefits of membership in that association is the ability to take advantage of services that they offer at no additional cost. One such service is participation in the California Rural Home Mortgage Finance Authority (CRHMFA) Homebuyers Fund, a joint powers authority available to RCRC member counties, intended to improve home ownership opportunities for County residents.

County participation in the Homebuyers Fund - which can be accomplished merely by adopting the RCRC-prepared resolution and signing the Joint Powers Agreement (JPA) - would enable Napa County residents to obtain low-interest loans and other services that would create greater opportunities for affordable home ownership in the County.

Affordable housing mechanisms offered include first time homebuyers mortgage loan assistance (favorable loan terms, for example) and assistance with down payment and closing costs. Eligible households can generally earn up to 120% of median household income and even up to 140% in some circumstances, which in Napa County may include households earning as much as \$100,000 annually for a family of four. Many other affordable housing programs are ineffective for Napa residents due to sale price limits. This program imposes no sale price limits. Given the difficulty in creating new affordable housing units and the scarce land opportunities in the County, assisting families in raising the necessary funds to purchase existing housing is of critical importance.

SUPPORTING DOCUMENTS

A . Resolution

CEO Recommendation: Approve

Reviewed By: Karen Gratton