

RESOLUTION NO. -2020

RESOLUTION OF THE FORT BRAGG CITY COUNCIL ADOPTING PROGRAM GUIDELINES FOR HOME COVID TENANT BASED RENTAL ASSISTANCE PROGRAM

WHEREAS, the City of Fort Bragg received funding from a 2016 HOME Investment Partnerships (HOME) grant award; and

WHEREAS, on May 13, 2020 the State Department of Housing and Community Development (HCD) notified the City of the opportunity to add Tenant Based Rental Assistance (TBRA) to grant #16-HOME-11373 due to COVID-19 pandemic; and

WHEREAS, on May 26, 2020 City Council adopted Resolution 4260-2020 approving the addition of the TBRA program to HOME grant #16-HOME-11373; and

WHEREAS, HOME requires that in order to operate a TBRA Program, jurisdictions must adopt Program Guidelines that are approved by HOME and compliant with HOME and State Department of Housing and Community Development (HCD) regulations; and

WHEREAS, HOME has provided a template format for the Program Guidelines, and the template has been revised as allowable to reflect local program particulars while retaining language that reflects state and Federal requirements; and

WHEREAS, the HOME TBRA Program Guidelines contain the following sections as required by HOME: application process, applicant qualifications, property eligibility, allowable payments, contract terms, exceptions and special circumstances, dispute resolution/appeals procedures, and various required appendices; and

WHEREAS, options selected to reflect local preferences and needs as allowable and to reflect HUD waivers related to COVID-19 include the following:

- The use of Self-Certification of Income;
- Property inspection upon program approval is not required;
- Tenant contribution to housing costs from 0-30% of household income;
- Rent Reasonableness analysis is not required;
- Lease addendum is not required.

WHEREAS, based on all the evidence presented, the City Council finds as follows:

1. The HOME Tenant Based Rental Assistance Program Guidelines reflect required HOME formats and elements and also include selection of optional language where allowed to reflect local needs and preferences especially as relates to the COVID-19 pandemic.
2. The HOME Owner Occupied Rehabilitation Loan Program Guidelines were approved by HOME.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby adopt Program Guidelines for the HOME Tenant Based Rental Assistance Program, a copy of which is attached here to as Exhibit "A."

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 13th day of July, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

WILL LEE
Mayor

ATTEST:

June Lemos, CMC
City Clerk