



Legislation Details (With Text)

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Title: Auditor-Controller requests the acceptance of the internal audit compliance review of the Proximity Workforce Housing Assistance Program for the period of January 1, 2022 to December 31, 2022.

Sponsors: Board of Supervisors

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Attachments: 1. Internal Audit Report

Date	Ver.	Action By	Action	Result
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TO: Board of Supervisors

FROM: Tracy Schulze, Auditor-Controller

REPORT BY: Paul Phangureh, Internal Audit Manager

SUBJECT: Proximity Workforce Housing Assistance Program Compliance Review

RECOMMENDATION

Auditor-Controller requests the acceptance of the internal audit compliance review of the Proximity Workforce Housing Assistance Program for the period of January 1, 2022 to December 31, 2022.

EXECUTIVE SUMMARY

The objectives of this compliance review were to determine whether loan recipients from the Program qualify to receive the Program loan and whether certain other requirements of the Program are being met in accordance with the Napa County Proximity Housing Assistance Guidelines (Guidelines) as revised and approved by the Board of Supervisors on April 19, 2022. Based on our review, we believe that overall loan recipients from the Program qualified to receive the Program loan, and certain other requirements of the Program are being met in accordance with the Guidelines.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed: Effective and Open Government

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

The Housing and Homeless Services Division of the County Executive Office provides oversight and administration over the Proximity Workforce Housing Assistance Program (Program). The purpose of the Program is to assist low- and moderate-income households to purchase a home close to their place of work. The Program is intended to strengthen the jobs-to-housing nexus for members of the Proximity Workforce by increasing housing opportunities that are affordable and reducing displacement of those members who may otherwise choose to purchase homes outside of the County due to lower home prices.

Following Board of Supervisor approval of the Guidelines on April 19, 2022, the Program now provides down payment assistance of up to 16.5% of the purchase price (prior was 10%) in the form of a homebuyers' assistance loan for qualified buyers toward an eligible property. For the period of January 1, 2022 to December 31, 2022, there were three (3) loans that closed and total funds awarded were \$342,704.