

**Grantee: Antioch, CA**

**Grant: B-08-MN-06-0001**

**July 1, 2012 thru September 30, 2012 Performance Report**

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**Grant Number:**

B-08-MN-06-0001

**Obligation Date:****Award Date:****Grantee Name:**

Antioch, CA

**Contract End Date:**

03/23/2013

**Review by HUD:**

Rejected - Await for Modification

**Grant Amount:**

\$4,049,228.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PIRL Funds:**

\$1,000,000.00

**Total Budget:**

\$5,049,228.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

On July 30, 2008, President Bush signed into law the 2008 Housing and Economic Recovery Act (HERA). HERA included a special allocation of CDBG funds, known as Neighborhood Stabilization Program (NSP) funds. NSP provides targeted emergency assistance to state and local governments to acquire and redevelop abandoned and foreclosed residential properties that might otherwise become sources of abandonment and blight within our communities. Three communities in Contra Costa County received allocations through the NSP, including unincorporated Contra Costa County, Richmond and Antioch. Antioch received an allocation of \$4,049,228.

### Distribution and and Uses of Funds:

The primary purpose of NSP is assist with the acquisition and redevelopment of foreclosed properties that may otherwise become sources of abandonment and blight within our community. Many of the existing City housing programs and partnerships will be utilized to coordinate and provide the activities and programs outlined in the Action Plan amendment. The Neighborhood Preservation Program through Contra Costa County will provide expertise and assistance as foreclosed homes become ready for rehabilitation. Rental rehabilitation assistance through the Housing Authority of Contra Costa will provide project management and oversight if qualified multi family properties are selected for the NSP. Housing and CDBG staff will work closely with Neighborhood Improvement staff to identify abandoned and foreclosed properties that may be appropriate for purchase and rehabilitation. The required homebuyer counseling, qualifying of applicants and loan processing will be provided by the City's First Time Homebuyer program. The City may choose to work with one or more non profit housing developers in an effort to utilize the funds restricted for housing families with incomes that do not exceed 50% AMI.

Jurisdictions that receive NSP funds must give priority emphasis to areas of greatest need within their states, including those:

1. With the greatest percentage of foreclosures;
2. With the highest percentage of homes financed by subprime mortgage related loans, and;
3. Identified as likely to face a significant rise in the rate of home foreclosures.

To assist grantees in identifying areas of greatest need, HUD developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. The given risk score is from 1 to 10, where 1 indicated a very low risk that a neighborhood will have foreclosed and abandoned homes and 10 suggested a very high risk. Using this list provided by HUD, the City of Antioch has 51 total areas of interest; 12 of which had a risk score of 10; 9 had a score of 9; 22 had a score of 8; 6 had a score of 7; and 2 had a risk score of 6.

Of the 21 census tracts and block groups reporting the highest risk abandonment scores of 10 and 9, 20 of those (or 95%) are in the low and moderate income neighborhoods. The areas are contiguous and contain the downtown areas of Antioch. The high risk areas are located on both the north and south sides of Highway 4, the freeway that runs through the middle of the city. These areas also show the highest vacancy rates. The city has a long history of utilizing both its CDBG and redevelopment housing set aside funds in this area. Staff will focus NSP activities on these high priority areas, with a HUD estimated Foreclosure Abandonment Risk Score of 9 and 10. These areas are in Zip Code 94509 within the City of Antioch, and include 21 unique census tracts (CT) and block groups (BG): CT 3050.00 BG 1, 2, 3, 4, 5 and 6; CT 3071.02 BG 1, 2, 3 and 4; CT 3072.02 BG 1; CT 3090.00 BG 3; CT 3060.01 BG 1, 2, 3 and 4; CT 3072.05 BG 1, 2, 3 and 4.

### Definitions and Descriptions:



Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,540,495.52
Total Budget	\$342,995.61	\$4,540,495.52
Total Obligated	\$342,995.61	\$4,540,495.52
Total Funds Drawdown	\$0.00	\$3,677,390.71
Program Funds Drawdown	\$0.00	\$3,490,939.58
Program Income Drawdown	\$0.00	\$186,451.13
Program Income Received	\$105,006.04	\$651,280.89
Total Funds Expended	\$0.00	\$4,395,944.38
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$607,384.20	\$0.00
Limit on Admin/Planning	\$404,922.80	\$165,891.79
Limit on State Admin	\$0.00	\$165,891.79

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,012,307.00	\$2,990,211.00

## Overall Progress Narrative:

Each of the development partners have used their entire allocation for the NSP program. One development partner has begun to use program income to acquire properties.

City staff has been working with HUD staff to resolve issues related to program income received. problems were resolved.



## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-Acq Rehab, NSP-Acq Rehab	\$0.00	\$1,162,717.52	\$634,556.67
NSP-Admin, NSP Administratin	\$0.00	\$387,567.00	\$165,891.79
NSP-Self Help Rehab, LH25 Acq/Rehab	\$0.00	\$989,101.00	\$757,896.16
NSP-redevelopment, Satellite	\$0.00	\$2,001,110.00	\$1,932,594.96



## Activities

<b>Grantee Activity Number:</b>	<b>LH25 redevelopment</b>
<b>Activity Title:</b>	<b>Satellite</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-redevelopment

**Projected Start Date:**

03/10/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Satellite

**Projected End Date:**

09/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Satellite Housing, Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,001,110.00
<b>Total Budget</b>	\$17,355.00	\$2,001,110.00
<b>Total Obligated</b>	\$17,355.00	\$2,001,110.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,932,594.96
<b>Program Funds Drawdown</b>	\$0.00	\$1,932,594.96
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,917,323.21
Satellite Housing, Inc.	\$0.00	\$1,917,323.21
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New construction of 85 multi-family units affordable at below 50% AMI to be constructed by Satellite Housing. Property has been purchased by Satellite and development plans have been submitted to the City for review. Will go to Planning Commission for approval in next few months.

**Location Description:**

Located within the Antioch High Risk target area at James Donlon Blvd and Tabora Rd.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/85
# of Multifamily Units	0	0/85

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/85	0/0	0/85	0
# Renter Households	0	0	0	0/85	0/0	0/85	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** NSP-Admin

**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP-Admin

**Project Title:**

NSP Administration

**Projected Start Date:**

10/01/2008

**Projected End Date:**

10/01/2010

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Antioch

**Overall**

**Jul 1 thru Sep 30, 2012**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$387,567.00

**Total Budget**

(\$17,355.00)

\$387,567.00

**Total Obligated**

(\$17,355.00)

\$387,567.00

**Total Funds Drawdown**

\$0.00

\$165,891.79

**Program Funds Drawdown**

\$0.00

\$165,891.79

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$144,830.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Planning and administrative work will include all tasks associated with the development and publication of the NSP Substantial Amendment. Activity development and related legal documents will also be covered by the planning and administration budget. Staff will make every effort to limit planning and administrative costs so that additional funds can be used for program implementation.

**Location Description:**

High Priority Areas

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-Purchase Self Help Rehab</b>
<b>Activity Title:</b>	<b>Revolving Fund for Purchase Self Help Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-Self Help Rehab

**Project Title:**

LH25 Acq/Rehab

**Projected Start Date:**

03/01/2010

**Projected End Date:**

03/01/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Habitat for Humanity East bay

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$989,101.00
<b>Total Budget</b>	\$0.00	\$989,101.00
<b>Total Obligated</b>	\$0.00	\$989,101.00
<b>Total Funds Drawdown</b>	\$0.00	\$796,075.38
<b>Program Funds Drawdown</b>	\$0.00	\$757,896.16
<b>Program Income Drawdown</b>	\$0.00	\$38,179.22
<b>Program Income Received</b>	\$1,983.82	\$123,120.04
<b>Total Funds Expended</b>	\$0.00	\$1,277,816.26
City of Antioch	\$0.00	\$1,277,816.26
Habitat for Humanity East bay	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is intended to meet the low income housing requirement. It is expected that this activity will be carried out by a non profit that specializes in self help housing. The non-profit will select homebuyers who will assist in the rehabilitation of their future home. This work not only provides a "sweat equity" stake in the home, but also teaches the homebuyer valuable home maintenance skills. The non-profit will be the mortgage lender and will structure the loan to be affordable to the specific household. The typical structure provides a 30 year, zero interest, amortizing loan with a forgivable appreciation share provision. NSP funds will leverage volunteer labor, foundation grants, and donations of materials. The homes will be sold for an amount equal to or less than the total amount of funds used to acquire and rehabilitate the home. Homebuyers will be required to sign a 20 to 30 year resale restriction with the non profit entity operating the self-help program. The County will have a right of first refusal to purchase the home should the non-profit entity not be in a position to exercise its right in a future transaction. If redevelopment housing set-aside funds are used to supplement NSP funds, the buyer will be required to enter into a 45 year resale restriction. All properties will be purchased at a minimum of 5 percent less than the appraised value with a portfolio average discount of 15 percent. However, staff will evaluate whether the NSP exception discount of 10 percent can be justified. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act. Programs initially will be implemented by the City of Antioch. The City anticipates it will identify development partners through a request for qualifications or request for proposals process in early 2009. Initially 4 homes will be purchased and rehabilitated. Additional homes will be purchased and rehabilitated if additional funding can be identified.

**Location Description:**

High Priority Areas, with a HUD Estimated Foreclosure Abandonment Risk Score of 9 and 10, in Zip Code 94509 within the City of Antioch.

**Activity Progress Narrative:**



Home was sold in August 2012 to qualified family.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		5/4	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		5/4	
# of Singlefamily Units	1		5/4	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	5/0	0/0	5/4	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
507 W. 16th St	Antioch		California	94509-	Match / N

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>NSP-Purchase-Rehab-QualCont</b>
<b>Activity Title:</b>	<b>Revolving Fund for Purchase and Rehabilitation</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-Acq Rehab

**Project Title:**

NSP-Acq Rehab

**Projected Start Date:**

06/01/2010

**Projected End Date:**

03/01/2011

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Heart and Hands of Compassion

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,162,717.52
<b>Total Budget</b>	\$342,995.61	\$1,162,717.52
<b>Total Obligated</b>	\$342,995.61	\$1,162,717.52
<b>Total Funds Drawdown</b>	\$0.00	\$782,828.58
<b>Program Funds Drawdown</b>	\$0.00	\$634,556.67
<b>Program Income Drawdown</b>	\$0.00	\$148,271.91
<b>Program Income Received</b>	\$103,022.22	\$528,160.85
<b>Total Funds Expended</b>	\$0.00	\$1,055,974.91
City of Antioch	\$0.00	\$865,138.41
Heart and Hands of Compassion	\$0.00	\$190,836.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

It is anticipated that 80 percent of the purchasers will be moderate income and the remaining 20 percent will be middle income. This activity is not expected to meet the low income housing requirement. The first priority is for the homes to be sold to LMMI households. If purchase ready buyers can not be identified, the homes may be made available for lease to purchase or rental. The City anticipates using its First Time Homebuyer program to identify qualified buyers. The homes will be sold for an amount equal to or less than the total amount of funds used to acquire and rehabilitate the home. Homebuyers will be required to sign a 20 year resale restriction or a shared appreciation promissory note. If redevelopment housing set-aside funds are used to supplement NSP funds, the buyer will be required to enter into a 45 year resale restriction. In the High Priority Areas, resale restrictions may be a deterrent to buyers who would rather purchase a home without restrictions. Therefore, shared appreciation loans may be a more practical approach. Attachment F has additional information on resale restrictions and shared appreciation loans. This activity will target properties that can be purchased and rehabilitated for under \$200,000. Recent analysis of the City's First Time Homebuyer program indicates an average home purchase price of just over \$200,000. All properties will be purchased at a minimum of 5 percent less than the appraised value with a portfolio average discount of 15 percent. However, staff will evaluate whether the NSP exception discount of 10 percent can be justified. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act. As a member of the Contra Costa County CDBG Consortium, Antioch anticipates some combined efforts with neighboring NSP communities as a means to maximize resources and develop consistent programs and assistance. Using the CDBG Consortium model funding, billing and reporting will be done individually between the various NSP communities. Current subrecipients report to each consortium agency using consortium documents and forms but each is split to show activities and services for each individual community. Using the CDBG model will be helpful to understand the effectiveness of the NSP program on a Countywide level. Initially 10 homes will be purchased and rehabilitated. Additional homes will be purchased and rehabilitated if additional funding can be identified and if the first 9 units are sold quickly so that the sales revenue can be used to purchase and rehabilitate additional homes.



## Location Description:

High Priority Areas, with a HUD Estimated Foreclosure Abandonment Risk Score of 9 and 10, in Zip Code 94509 within the City of Antioch.

## Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/2	3/3	7/5	100.00
# Owner Households	0	0	0	4/2	3/3	7/5	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	