Grantee: Contra Costa County, CA

Grant: B-08-UN-06-0002

January 1, 2014 thru March 31, 2014 Performance Report



Grant Number: Obligation Date: Award Date:

B-08-UN-06-0002

Grantee Name: Contract End Date: Review by HUD:

Contra Costa County, CA Submitted - Await for Review

LOCCS Authorized Amount: Grant Status: QPR Contact:

\$6,019,051.00 Active Kara Douglas

Estimated PI/RL Funds:

\$3,000,000.00

Total Budget: \$9,019,051.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The County has analyzed the three HERA required criteria for the distribution of NSP funds. These include those areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified as likely to face a significant rise in the rate of home foreclosures. (See attachments A through D.). Each factor was applied to all cities and communities in the Urban County and divided into low impact, medium impact, or high impact. 1. HUD&rsquos estimated risk factor &ndash this data was compiled by the U.S. Department of Housing and Development at the CDBG block group level. &bull Low: 1-4 &bull Medium: 5-7 &bull High: 8-10 2. Subprime Lending &ndash According to HUD and the Federal Reserve Bank of San Francisco, 2005 had the highest number of subprime loans issued. Data from the Home Mortgage Disclosure Act (HMDA) was used to determine the percentage of loans issued by subprime lenders by census tracts. Data from both purchase loans and refinanced mortgages were analyzed. &bull Low: less than 20 percent &bull Medium: between 20 &ndash 35 percent &bull High: More than 35 percent 3. Foreclosures &ndash The 2008 data was provided by DataQuick for quarters one through three at the zip code level. The levels for high, medium, and low were determined by using standard deviation. &bull Low: less than 35 foreclosures per 1,000 homes (less than 0.5 standard deviations) &bull Medium: Between 35 and 50 foreclosures per 1,000 homes (0.5 to 1 standard deviations) & bull High: More than 50 foreclosures per 1,000 homes (more than 1 standard deviation Given each of these datasets were provided at different geographic areas, staff needed a method to overlay all the information and determine which parts of the County were most impacted by the housing crisis. Using the ESRI Spatial Analysis tool, a suitability study was conducted to determine which areas were most appropriate for program funds. Each dataset was weighted equally and output layer allowed staff to differentiate between areas. If an area had two or more & Isquohigh & rsquo values, it was designated as a High Priority area. If an area had one high and two medium values, it was designated a Medium Priority area. Any area with at least one &Isquolow&rsquo value was ineligible for program funds. Based on this analysis, the following communities have the greatest need and are the High Priority Areas: Bay Point, Oakley, Montalvin Manor/Tara Hills/Bayview, Rollingwood, North Richmond, Rodeo and San Pablo. Brentwood, Discovery Bay, and the area west of Interstate 80 in Pinole (Nob Hill, Pinole Shores, and Pinon) are also suffering from foreclosures and are the Medium Priority Areas. The remaining cities and communities are Low Priority Areas. All programs listed in Section G will be available in the High Priority Areas. Some, but not all of the programs will be available in the Medium Priority Areas. NSP funded programs will not be available in the Low Priority Areas.

Distribution and and Uses of Funds:

ACQUISITIONS & RELOCATION NSP funds will be used primarily to acquire and rehabilitate foreclosed properties. Some funds may be used to provide downpayment assistance or silent second shared appreciation loans to eligible households for the direct purchase of foreclosed homes. The programs will be limited to vacant homes. Demolition and conversion of blighted structures is not a Contra Costa priority for NSP funds. However, during program implementation, the County may become aware of structures that should be immediately demolished. In that case, the County will make every effort to work with a non-profit developer to build a new home to be sold to a low, moderate, or middle income household. The County will likely contract with one or more agencies or individuals to implement the NSP program. The County will strive to coordinate activities with the Economic Development Board and local job training programs. LOW INCOME TARGETING \$1,504,763 in NSP funds will be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families with low incomes. Programs to accomplish this goal may include self-help homeownership housing and/or rental housing.

2013 amendment: Add Activity 8 &ndash NSP Eligible Use E &ndash Redevelop demolished or vacant properties. With the recovery of the housing market, and the increase in loan modifications following the California settlement agreement with the major mortgage lenders, there are fewer homes available for acquisition and rehabilitation activities. However, there is still substantial need for decent affordable housing in the NSP target areas and there are vacant properties that are appropriate for development. Therefore, Contra Costa is adding &lsquoActivity 8&rsquo to the NSP Action Plan. This activity will be funded at \$1.2 million. One Million will be used by Habitat for Humanity East Bay/Silicon



Valley for the construction of 23 homes in Bay Point. Twelve units will be affordable to moderate income buyers and eleven units will be sold to low income buyers. This project will fulfill LH25 requirements. Two hundred thousand dollars will be used to support the Satellite Affordable Housing Associates Tabora Gardens project in Antioch. Tabora Gardens consists of 85 apartments for low income seniors. This project will also fulfill LH25 goals.

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	\$8,984,361.04
Total Budget	\$0.00	\$8,484,361.04
Total Obligated	\$0.00	\$7,445,161.47
Total Funds Drawdown	\$0.00	\$6,971,446.46
Program Funds Drawdown	\$0.00	\$4,366,805.85
Program Income Drawdown	\$0.00	\$2,604,640.61
Program Income Received	\$28,900.00	\$2,972,074.20
Total Funds Expended	\$25,500.00	\$7,207,849.27
Match Contributed	\$0.00	\$200,000.00

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	\$200,000.00
Limit on Public Services	\$902,857.65	\$0.00
Limit on Admin/Planning	\$601,905.10	\$736,181.99
Limit on State Admin	\$0.00	\$736,181.99

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

 National Objective
 Target
 Actual

 NSP Only - LH - 25% Set-Aside
 \$1,504,762.75
 \$2,881,257.30



Overall Progress Narrative:

The County has completed two activities under Project 1 - HHC and Homebricks. Projects 2 and 3 are complete. There are few foreclosures or short sales, and both homebuyers and NSP contractors are having extreme difficulties competing against cash offers from investors. Therefore, the County is now focusing on redevelopment of vacant land, Eligible Use E.

Project Summary

Project #, Project Title	This Report Period	To Dat	te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Revolving Fund for Purchase and Rehabilitation	\$0.00	\$4,381,251.09	\$2,906,013.21
2, Revolving Fund for Purchase and Self Help Rehab	\$0.00	\$2,136,920.00	\$869,654.44
3, Downpayment Assistance/Shared Appreciation Loans	\$0.00	\$438,910.82	\$149,273.62
4, Single Family Acq/Reh	\$0.00	\$139,165.00	\$0.00
7, NSP Program Planning and Administration	\$0.00	\$801,905.00	\$441,864.58
8, Eligible Use E	\$0.00	\$1,100,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number: 7

Activity Title: Program Planning and Administration

Activitiy Category: Activity Status:

Under Way Administration

Project Number: Project Title:

NSP Program Planning and Administration **Projected End Date:**

Projected Start Date:

10/01/2008 06/28/2013

Completed Activity Actual End Date: Benefit Type:

N/A

National Objective: Responsible Organization:

N/A Contra Costa County Department of Conservation and

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$801,905.00
Total Budget	\$0.00	\$801,905.00
Total Obligated	\$0.00	\$801,905.00
Total Funds Drawdown	\$0.00	\$736,181.99
Program Funds Drawdown	\$0.00	\$441,864.58
Program Income Drawdown	\$0.00	\$294,317.41
Program Income Received	\$0.00	\$39,932.47
Total Funds Expended	\$0.00	\$910,090.34
Contra Costa County Department of Conservation and	\$0.00	\$910,090.34
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:

Medium and High Priority Areas

Activity Progress Narrative:

The County has completed two activities under Project 1 - HHC and Homebricks. Projects 2 and 3 are complete. There are few foreclosures or short sales, and both homebuyers and NSP contractors are having extreme difficulties competing against cash offers from investors. Therefore, the County is now focusing on redevelopment of vacant land, Eligible Use E.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	_	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: 8a

Activity Title: Pacifica Ave Homes

Activity Category: Activity Status:

Construction of new housing Planned

Project Number:8 Project Title:
Bligible Use E

Projected Start Date: Projected End Date:

06/03/2013 12/31/2016

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Habitat for Humanity East Bay

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$305,000.00
Total Funds Drawdown	\$0.00	\$10,760.42
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$10,760.42
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$10,760.42
Habitat for Humanity East Bay	\$0.00	\$10,760.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Direct Benefit (Households)

Redevelopment of vacant land in Bay Point with 23 new homes affordable to low and moderate income households.

Location Description:

589 Pacifica Ave., Bay Point CA

Activity Progress Narrative:

This activity is delayed. Habitat purchased a foreclosed, fully entitled property in the Martinez area (Muir Ridge) and is focusing on starting that project. Pacifica Landing will not begin construction in 2014. However, Habitat has applied for a General Plan amendment and is reviewing the NSP legal documents.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/23
#Low flow showerheads	0	0/23
#Units exceeding Energy Star	0	0/23
#Sites re-used	0	0/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Singlefamily Units	0	0/23

	This	s Report Period		Cumulative	Actual Total / E	xpected	
	Low	Mod	Total	Low	Mod	Total Low	/Mod%
# of Households	0	0	0	0/11	0/12	0/23	0
# Owner Households	0	0	0	0/11	0/12	0/23	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 8b

Activity Title: Tabora Gardens

Activity Category: Activity Status:

Construction of new housing Planned

Project Number:8 Project Title:
Bligible Use E

Projected Start Date: Projected End Date:

07/01/2014 12/31/2018

Benefit Type: Completed Activity Actual End Date:

Direct Benefit (Households)

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Affordable Housing Associates

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Affordable Housing Associates	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Satellite Affordable Housing Associates witll construct 85 units of affordable senior housing. One unit will be reserved for an onsite manager and 84 units will be reserved for low income households. This project fulfills LH25 goals.

Location Description:

The site is at the intersection of Tabora Drive and James Donlon Blvd in Antioch CA

Activity Progress Narrative:

SAHA (formerly Affordable Housing Associates) applied for nine percent low income housing tax credits in March 2014, but preliminary scores indicate that Tabora Gardens just missed the cut-off score for an award of tax credits. SAHA intends to reapply for tax credits in summer 2014.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/85
#Low flow showerheads	0	0/85
#Units exceeding Energy Star	0	0/85
#Sites re-used	0	0/1



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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low	/Mod%
# of Households	0	0	0	0/84	0/0	0/85	0
# Renter Households	0	0	0	0/84	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



Grantee Activity Number: Habitat for Humanity East Bay

Activity Title: Revolving Fund for Purchase & Self Help Rehab

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Revolving Fund for Purchase and Self Help Rehab

Projected End Date:

06/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity East Bay

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,881,257.30
Total Budget	\$0.00	\$1,881,257.30
Total Obligated	\$0.00	\$1,800,000.00
Total Funds Drawdown	\$0.00	\$1,761,257.30
Program Funds Drawdown	\$0.00	\$869,654.44
Program Income Drawdown	\$0.00	\$891,602.86
Program Income Received	\$28,900.00	\$153,253.17
Total Funds Expended	\$0.00	\$1,681,357.30
Habitat for Humanity East Bay	\$0.00	\$1,681,357.30
Match Contributed	\$0.00	\$200,000.00

Activity Description:

This activity is intended to meet the low income housing requirement. The County is contracting with Habitat for Humanity East Bay (Habitat) to carry out this activity. NSP funds will be loaned to Habitat to purchase abandoned and vacant foreclosed homes. Habitat will select homebuyers who will assist in the rehabilitation of their future home. The selection process includes extensive outreach and marketing in the community. Marketing materials are translated into Spanish and other languages. Materials are provided to community organizations and churches. The non-profit screens the applicants for income eligibily and ability to pay the mortgage. They strive to work with families with the greatest need for decent housing. The work done by the future owner not only provides a sweat equity stake in the home, but also teaches the homebuyer valuable home maintenance skills. Habitat 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. Unless private sources of funds can be identified to supplement NSP funds, the full cost of the acquisition and rehabilitation will be funded with NSP. In this case, the loans will transfer to the homeowner as amortizing loans with interest rates set so that the mortgage payments are affordable to the buyer. (i.e. to keep housing costs equal to or less than 30% of the owner&rsquos income.) This approach is based on a model used in the Habitat for Humanity program and modified to comply with the NSP program income requirements. 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 Habitat. 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 setaside 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 one percent less than the appraised value. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act.

Location Description:

High Priority Areas (Bay Point)



Activity Progress Narrative:

Habitat sold its final home, Harvey Way, in March 2014. This activity is now complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/8
# of Singlefamily Units	0	6/8

Beneficiaries Performance Measures

	In	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%
# of Households	1	0	1	11/8	1/0	12/8	100.00
# Owner Households	1	0	1	11/8	1/0	12/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding SourcesAmountNeighborhood Stabilization Program\$250,000.00Total Other Funding Sources\$250,000.00



Grantee Activity Number: HHC

Activity Title: Heart and Hands of Compassion

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Revolving Fund for Purchase and Rehabilitation

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Heart and Hands of Compassion

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,244,228.72
Total Budget	\$0.00	\$2,244,228.72
Total Obligated	\$0.00	\$2,140,000.00
Total Funds Drawdown	\$0.00	\$2,118,824.72
Program Funds Drawdown	\$0.00	\$1,366,654.02
Program Income Drawdown	\$0.00	\$752,170.70
Program Income Received	\$0.00	\$1,479,732.25
Total Funds Expended	\$0.00	\$2,184,169.30
Heart and Hands of Compassion	\$0.00	\$2,184,169.30
Match Contributed	\$0.00	\$0.00

Activity Description:

HHC is one of three developers selected to acquire and rehabilitate abandoned and vacant foreclosed homes in the NSP target areas. HHC will identify homes, negotiate purchases from foreclosing entities (typically banks) for a price that is at least 1% below the market value. HHC will determine scope of work (including green building and energy efficient elements) and rehabilitation budget. County building inspector will confirm scope of work addresses all health and safety, and building code items. County building inspector will also confirm that the budget is reasonable for the scope of work. HHC will market the home to LMMI homebuyers. HHC may sell at least one home to a middle income homebuyer. Marketing will include availability of NSP downpayment assistance. Homebuyers will provide documentation to confirm income eligibility and intent to occupy the home as a primary residence.

Homebuyers will be required to sign a shared appreciation promissory note unless they are buying the house at market value and with no NSP assistance. Homes in all NSP target areas with the exception of Oakley can be presumed affordable consistent with 24 CFR 92.254(a)(5)(i)(B). An analysis conducted in June 2009 pursuant to the referenced regulations demonstrated that homes will remain affordable to the target income group over time. The home ownership rates in the target areas is lower than in the rest of the County. The homes are smaller and older than in other areas. In the High Priority Areas, resale restrictions are a deterrent to buyers who are able to purchase a home without restrictions. Therefore, shared appreciation loans are a more practical approach. This activity will target properties that can be purchased and rehabilitated for under \$250,000.

Location Description:

NSP target areas of Bay Point, Oakley, Rodeo, North Richmond, San Pablo, Montalvin Manor

Activity Progress Narrative:

This activity is complete.



Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties

0 2/0

This Report Period Cumulative Actual Total / Expected
Total Total

of Housing Units
0 8/5

of Singlefamily Units
0 8/5

Beneficiaries Performance Measures

	Ihis	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%
# of Households	0	0	0	1/0	1/4	8/5	25.00
# Owner Households	0	0	0	1/0	1/4	8/5	25.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: Homebricks/BRIDGE
Activity Title: Homebricks/BRIDGE

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

11/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Revolving Fund for Purchase and Rehabilitation

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Homebricks/BRIDGE Housing

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$938,256.47
Total Budget	\$0.00	\$938,256.47
Total Obligated	\$0.00	\$938,256.47
Total Funds Drawdown	\$0.00	\$938,256.47
Program Funds Drawdown	\$0.00	\$869,771.20
Program Income Drawdown	\$0.00	\$68,485.27
Program Income Received	\$0.00	\$545,304.32
Total Funds Expended	\$0.00	\$938,256.47
Homebricks/BRIDGE Housing	\$0.00	\$938,256.47
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase, rehabilitation, and sale of vacant foreclosed single family homes.

Location Description:

Homebricks will work in high priority NSP target areas in the western portion of the County. Primarily San Pablo, Rollingwood, and Montalven Manor/Tara Hills

Activity Progress Narrative:

This activity is complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/3
# of Singlefamily Units	0	4/3



	ini	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/0	1/1	3/3	66.67
# Owner Households	0	0	0	1/0	1/1	3/3	66.67

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding SourcesAmountNeighborhood Stabilization Program\$250,000.00Total Other Funding Sources\$250,000.00



Grantee Activity Number: Homeownership Assistance

Activity Title: Downpayment Assistant/Shared Appreciation

Loans

Activitiy Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Downpayment Assistance/Shared Appreciation Loans

Projected End Date:

06/28/2013

Completed Activity Actual End Date:

Responsible Organization:

Contra Costa County Department of Conservation and

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$438,910.82
Total Budget	\$0.00	\$438,910.82
Total Obligated	\$0.00	\$375,000.00
Total Funds Drawdown	\$0.00	\$323,599.44
Program Funds Drawdown	\$0.00	\$149,273.62
Program Income Drawdown	\$0.00	\$174,325.82
Program Income Received	\$0.00	\$16,400.00
Total Funds Expended	\$25,500.00	\$378,319.44
Contra Costa County Department of Conservation and	\$25,500.00	\$378,319.44
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is not intended to meet the low income housing requirement. This activity will provide downpayment and/or silent second shared appreciation mortgage assistance. Buyers will be required to contribute at least 3 percent of the purchase price from their own funds. NSP loans will be provided only with 30 year, fixed interest rate loans that conform to California Housing Finance Agency or FHA underwriting criteria. NSP loans will be provided as deferred payment, shared appreciation loans. The loans will be limited to 15 percent of the purchase price. Purchase prices are limited to \$400,000. Payments on the loans will be deferred until sale of the home or if the owner no longer occupies the home. When the loan is paid, the borrower will pay the original principal plus a share of the appreciation equal to the percentage of the NSP loan to the original purchase price. Adjustments will be made for capital improvements and deferred maintenance. 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.

Location Description:

Medium and High Priority Areas

Activity Progress Narrative:

One household was assisted this quarter in purchasing a home on Harvey Way in Bay Point. Funds were expended and drawndown from program income. The beneficiary data is recorded under Project 2, Self-Help Housing.



Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total
0	3/0

of Properties 0

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

Beneficiaries Performance Measures

	ini	inis Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	13/0	6/12	22/12	86.36
# Owner Households	0	0	0	13/0	6/12	22/12	86.36

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: Parkway Housing/CHDC

Activity Title: Community Housing Development Corp N

Richmond

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

03/02/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Revolving Fund for Purchase and Rehabilitation

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Housing Development Corp NR

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,179,802.73
Total Budget	\$0.00	\$1,179,802.73
Total Obligated	\$0.00	\$1,085,000.00
Total Funds Drawdown	\$0.00	\$1,082,566.12
Program Funds Drawdown	\$0.00	\$669,587.99
Program Income Drawdown	\$0.00	\$412,978.13
Program Income Received	\$0.00	\$737,451.99
Total Funds Expended	\$0.00	\$1,104,896.00
Community Housing Development Corp NR	\$0.00	\$1,104,896.00
Match Contributed	\$0.00	\$0.00

Activity Description:

CHDC will identify abandoned, and vacant foreclosed properties and negotiate with sellers (typically banks) for a purchase price that is at least one percent below the appraised market value. CHDC will develop a scope of work and rehabilitation budget that will be reviewd and approved by a County building inspector. The County building inspector will also confirm that the scope of work address all health and safety and code violations. The first priority is for the homes to be sold to LMMI households. One of the four proposed homes may be sold to a middle income purchaser. If purchase ready buyers can not be identified, the homes may be made available for lease to purchase or rental. 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 shared appreciation promissory note unless they are buying the house at market value and with no NSP assistance. Homes in North Richmond can be presumed affordable consistent with 24 CFR 92.254(a)(5)(i)(B). An analysis conducted pursuant to the referenced regulations demonstrated that homes in North Richmond will remain affordable to the target income group over time. The home ownership rate is lower than in the rest of the County. The homes are smaller and older than in other areas. In the High Priority Areas, resale restrictions are a deterrent to buyers who are able to purchase a home without restrictions. Therefore, shared appreciation loans are a more practical approach. This activity will target properties that can be purchased and rehabilitated for under \$250,000. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act.

Location Description:

High Priority Areas: Bay Point, Oakley, Montalvin Manor/Tara Hills/Bayview, Rollingwood, North Richmond, Rodeo and San Pablo with an emphasis on North Richmond

Activity Progress Narrative:



CHDC is rehabilitating a duplex and will lease it to a non-profit organization for housing for women leaving jail or prison. Construction will begin in April or May, 2014. Construction completion and occupancy is expected by fall, 2014.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

	Total	Total
# of Housing Units	0	5/4
# of Singlefamily Units	0	5/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	2/3	3/4	66.67
# Owner Households	0	0	0	0/0	2/3	3/4	66.67

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

