

**Grantee: Contra Costa County, CA**

**Grant: B-08-UN-06-0002**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-06-0002

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

Contra Costa County, CA

**Award Date:****Grant Amount:**

\$6,019,051.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**Submitted By:**

No Submitter Found

## Disasters:

### Declaration Number

NSP

## Plan Description:

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. HUDs estimated risk factor this data was compiled by the U.S. Department of Housing and Development at the CDBG block group level. Low: 1-4 Medium: 5-7 High: 8-10 2. Subprime Lending 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. Low: less than 20 percent Medium: between 20 35 percent High: More than 35 percent 3. Foreclosures 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. Low: less than 35 foreclosures per 1,000 homes (less than 0.5 standard deviations) Medium: Between 35 and 50 foreclosures per 1,000 homes (0.5 to 1 standard deviations) 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 high 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 low 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 western area of 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.

## Recovery Needs:

### 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,203,810.00
Total CDBG Program Funds Budgeted	N/A	\$601,905.00
Program Funds Drawdown	\$55,119.79	\$55,119.79
Obligated CDBG DR Funds	\$100,000.00	\$100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$902,857.65	\$0.00
Limit on Admin/Planning	\$601,905.10	\$0.00
Limit on State Admin	\$0.00	\$0.00

#### Progress Toward Activity Type Targets

#### Progress Toward National Objective Targets

#### Overall Progress Narrative:

Developed Substantial Amendment with target areas and program description. Conducted search for non-profit partners through a Request for Proposal process. Selected 4: BRIDGE Housing, Habitat for Humanity East Bay, Heart and Hands of Compassion, and Community Development Housing Corporation of North Richmond. Drafted legal documents including program agreement and loan agreement. Biggest obstacle is identifying properties that fit program requirements and identifying contact at the bank/servicer to negotiate purchases. HHC made one purchase offer, but had to w/draw when further inspection indicated cost prohibitive rehab requirements.

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Revolving Fund for Purchase and Rehabilitation	\$3,412,383.00	\$0.00	\$3,412,383.00	\$0.00
2, Revolving Fund for Purchase and Self Help Rehab	\$1,504,763.00	\$0.00	\$1,504,763.00	\$0.00
3, NSP Program Planning and Administration	\$0.00	\$0.00	\$0.00	\$0.00
3, Downpayment Assistance/Shared Appreciation Loans	\$500,000.00	\$0.00	\$500,000.00	\$0.00
4, Low Income Rental	\$0.00	\$0.00	\$0.00	\$0.00
5, Demolition and Land Banking	\$0.00	\$0.00	\$0.00	\$0.00
6, Homebuyer Pre-purchase Counseling	\$0.00	\$0.00	\$0.00	\$0.00
7, NSP Program Planning and Administration	\$601,905.00	\$55,119.79	\$601,905.00	\$55,119.79
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	(\$8,625,719.00)	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 7

**Activity Title:** Program Planning and Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

7

**Project Title:**

NSP Program Planning and Administration

**Projected Start Date:**

10/01/2008

**Projected End Date:**

06/28/2013

**National Objective:**

N/A

**Responsible Organization:**

Contra Costa County Department of Conservation and

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,203,810.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$601,905.00
<b>Program Funds Drawdown</b>	\$55,119.79	\$55,119.79
<b>Obligated CDBG DR Funds</b>	\$100,000.00	\$100,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
Neighborhood Stabilization Program	\$601,905.00
Total Other Funding Sources	\$601,905.00

