

# Action Plan

**Grantee: Antioch, CA**

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

---

<b>LOCCS Authorized Amount:</b>	\$ 4,049,228.00
<b>Grant Award Amount:</b>	\$ 4,049,228.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 752,486.33
<b>Total Budget:</b>	\$ 4,801,714.33

---

## Funding Sources

**No Funding Sources Found**

## 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 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:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
LH25-Self Help Rehab	LH25 Acq/Rehab	NSP-Purchase Self Help Rehab	Revolving Fund for Purchase Self Help Rehab
LMMI Purchase Rehab	LMMI-Purchase	LMMI - Purchase-Rehab-QualCont	Revolving Fund for Purchase and Rehabilitation
NSP-Admin	NSP Administration	NSP-Admin	NSP Administration
NSP-redevelopment	Satellite	LH25 redevelopment	Satellite



# Activities

**Project # / Title:** LH25-Self Help Rehab / LH25 Acq/Rehab

**Grantee Activity Number:** NSP-Purchase Self Help Rehab  
**Activity Title:** Revolving Fund for Purchase Self Help Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

LH25-Self Help Rehab

**Projected Start Date:**

03/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

LH25 Acq/Rehab

**Projected End Date:**

03/01/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,035,393.03

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,035,393.03

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

4

4

4



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Habitat for Humanity East bay

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Antioch	Local Government	\$ 0.00
Habitat for Humanity East bay	Non-Profit	\$ 1,035,393.03

**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 Description:**

This activity is intended to meet the low income housing requirement. It is expected that this activity will be carried out by a nonprofit 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 the lesser of Fair Market Value or the total amount of funds used to acquire and rehabilitate the home (the total NSP investment).

Homebuyers will be required to sign a 20 to 30-year resale restriction with the nonprofit entity operating the self-help program. The City 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.

Development partners will be allowed to retain sales proceeds during the active phase of the program and "revolve" those proceeds to purchase and rehabilitate additional units.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Project # / Title: LMMI Purchase Rehab QualCont / LMMI-Purchase**

**Grantee Activity Number: LMMI - Purchase-Rehab-QualCont**  
**Activity Title: Revolving Fund for Purchase and Rehabilitation**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 LMMI Purchase Rehab QualCont

**Projected Start Date:**  
 06/01/2010

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for  
 NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 LMMI-Purchase

**Projected End Date:**  
 03/01/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,309,279.79

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,309,279.79

**Benefit Report Type:**  
 Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	5		3	60.00
<b># of Households</b>	5		3	60.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	5
<b># of Housing Units</b>	5
<b># of Properties</b>	5



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Heart and Hands of Compassion

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Antioch	Local Government	\$ 0.00
Heart and Hands of Compassion	Non-Profit	\$ 1,147,618.00

**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 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 the lesser of Fair Market Value or the total amount of funds used to acquire and rehabilitate the home (the total NSP investment). Homebuyers will be required to sign a 20 year resale restriction or a shared appreciation promissory note. If redevelopment homebuying 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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Project # / Title: NSP-Admin / NSP Administration**

**Grantee Activity Number:** NSP-Admin  
**Activity Title:** NSP Administration

**Activity Type:**

Administration

**Project Number:**

NSP-Admin

**Projected Start Date:**

10/01/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

10/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 285,932.07

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 285,932.07

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Antioch

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Antioch

**Organization Type**

Local Government

**Proposed Budget**

\$ 285,932.07

**Location Description:**

High Priority Areas

**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.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

---

**Project # / Title: NSP-redevelopment / Satellite**

**Grantee Activity Number:** LH25 redevelopment  
**Activity Title:** Satellite

**Activity Type:**

Construction of new housing

**Project Number:**

NSP-redevelopment

**Projected Start Date:**

03/10/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Satellite

**Projected End Date:**

09/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,171,109.44

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,171,109.44

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
85	85		100.00
85	85		100.00

# of Households





**Proposed Accomplishments**

**Total**

# of Multifamily Units

85

# of Housing Units

85

# ELI Households (0-30% AMI)

**Activity is being carried out by Grantee:**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

Satellite Housing, Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

**Organization Type**

**Proposed Budget**

Satellite Housing, Inc.

Non-Profit

\$ 2,171,109.44

**Location Description:**

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

**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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

---

**Action Plan Comments:**

Reviewer - Per rep's recommendation, grantee zeroed out all activity budgets except admin. Grantee will fund activities and assign to projects as funds are awarded to subrecipients, developers, etc.  
NOTE: Grantee submitted revised Action Plan on July 20, but rep was unable to access DRGR until July 30. Grantee's failure to meet July 30 QPR deadline is due solely to issues of DRGR access and is in no way the fault of the grantee.

Reviewer - Per rep's recommendation, grantee zeroed out all activity budgets except admin. Grantee will create and/or reassign budgeted activities as funds are awarded to subrecipients, developers, etc.  
NOTE: Revised Action Plan was submitted July 20, but rep could not access DRGR until July 30. Failure to meet July 30 QPR deadline is not the fault of the grantee.



Reviewer - Grantee has submitted AP to allow for submission of QPR. We are working with grantee to amend AP. Amendment is expected this week. -RS

Reviewer - Minor edits are needed, though not significant enough to bar approval-RS

Reviewer - 7-18-2013 approving the Action Plan to facilitate necessary changes to LH25 and LMMI Projects. Marcia Bradshaw

Reviewer - Approved, all necessary changes will be made after the QPR is processed 7/31/2013. Marcia Bradshaw

Reviewer - Action Plan Approved on 8/12/2013. Marcia Bradshaw

Reviewer - MB: Approved on 8-16-2013, preparing review for update of QPRs.

Reviewer - Plan rejected; comments are incorporated to the PDF version attached to the review checklist.

Reviewer - Marilee Hansen: Plan is missing MAJOR sections - complete definitions & descriptions; low income targeting; acquisition & Relocation; Public Comment.

Reviewer - 9/23/16 Marilee Hansen: Plan approved with one comment. PDF attached to review checklist.

## Action Plan History

Version	Date
B-08-MN-06-0001 AP#1	08/24/2010
B-08-MN-06-0001 AP#2	08/29/2011
B-08-MN-06-0001 AP#3	03/12/2012
B-08-MN-06-0001 AP#4	03/19/2012
B-08-MN-06-0001 AP#5	09/05/2012
B-08-MN-06-0001 AP#6	10/09/2012
B-08-MN-06-0001 AP#7	11/06/2012
B-08-MN-06-0001 AP#8	01/29/2013
B-08-MN-06-0001 AP#9	04/30/2013
B-08-MN-06-0001 AP#10	07/18/2013



B-08-MN-06-0001 AP#11	07/31/2013
B-08-MN-06-0001 AP#12	08/12/2013
B-08-MN-06-0001 AP#13	08/16/2013
B-08-MN-06-0001 AP#14	10/30/2014
B-08-MN-06-0001 AP#15	06/03/2016
B-08-MN-06-0001 AP#16	09/23/2016
B-08-MN-06-0001 AP#17	04/24/2018

