



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: April 20, 2021

Subject: Approval and Authorization of Neighborhood Stabilization Program Legal Documents for Pacifica Landing in Bay Point

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute required legal documents to provide \$999,000 in Neighborhood Stabilization Program (NSP1) funds to Habitat for Humanity East Bay/Silicon Valley (Habitat), for the Pacifica Landing homeownership project in the Bay Point area.

FISCAL IMPACT:

No General Fund impact. NSP1 funds were provided to the County on a formula allocation basis through the U.S. Department of Housing and Urban Development (HUD). (NSP CFDA# 14.218)

BACKGROUND:

NSP1 was part of the Federal Housing and Economic Recovery Act of 2008 and was intended to assist communities devastated by foreclosures. Contra Costa County was allocated NSP1 funds based on a formula allocation which may be used for activities that include, but are not limited to: establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties; purchase and rehabilitate homes and residential properties which are abandoned or foreclosed; establish land banks

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **04/20/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor

Candace Andersen, District II
Supervisor

Diane Burgis, District III
Supervisor

Karen Mitchoff, District IV
Supervisor

Federal D. Glover, District V
Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: April 20, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: (925) 674-7787

cc:

for foreclosed homes; demolish blighted structures; and redevelop demolished or vacant properties.

BACKGROUND: (CONT'D)

On February 26, 2013, the Board of Supervisors allocated \$1,000,000 in NSP1 funds to Habitat for the Pacifica Landing development. The purpose of the Pacifica Landing project is to improve the supply of ownership housing affordable to and occupied by lower income families in the Bay Point area through the construction of a 29-unit subdivision in Bay Point off of Pacifica Avenue. Three of the townhome units will be designated as NSP-assisted and sold to lower income families. Affordability and use restrictions are incorporated into the County loan documents. All of the County-assisted units will be affordable to households earning 50% of the area median income. One thousand dollars of the allocation has already been expended for administrative staff time to prepare and review the National Environmental Policy Act documents required for this project.

The project is fully entitled and Habitat expects to begin construction by late Summer 2021. The NSP Loan Agreement, Promissory Note, and Deed of Trust have been approved as to form by County Counsel, and will be executed by the Director of Conservation and Development upon approval and authorization by the Board of Supervisors.

CONSEQUENCE OF NEGATIVE ACTION:

Construction may be canceled due to inadequate funds.

CHILDREN'S IMPACT STATEMENT:

This project will support indicator number three: Families are Economically Self Sufficient.

ATTACHMENTS

Loan Agreement

Promissory Note

Deed of Trust