CITY OF PALMDALE
a place to call home

Annual Action Plan
FY 2016-2017

Adopted

LDM Associates, Inc.

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CITY OF PALMDALE

2016/2017 ANNUAL ACTION PLAN
JULY 1, 2016 THROUGH JUNE 30, 2017

JAMES C. LEDFORD, JR.
Mayor

STEVEN D. HOFBAUER
Mayor Pro Tem

MIKE DISPENZA
Council Member

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Council Member

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City Manager

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Director Department of Neighborhood Services

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Housing Coordinator

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AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2016-2017 Action Plan is the second of five annual plans implementing the 2015-2019 Consolidated Plan - Strategic Plan goals for the annual investment of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The Action Plan identifies available resources, annual goals and projects for the period beginning July 1, 2016 and ending June 30, 2017.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, allocates funds for projects designed to achieve the numeric goals and outcomes included in the 2015-2019 Consolidated Plan – Strategic Plan. The CDBG and HOME programs provide for a wide range of eligible community development and housing projects that benefit low- and moderate-income Palmdale residents, as discussed below.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

For the 2016-2017 program year, the City will receive $1,461,099 of CDBG funds and $425,455 of HOME funds from HUD. Together with prior year resources available, $2,268,823 is available for projects in this Action Plan.

The following CDBG and HOME projects will be implemented during the program year:

CDBG		
Fair Housing Services		$27,450
South Antelope Valley Emergency Services		219,160
SAVES Facility Acquisition		200,000
Courson Connection Infrastructure		336,010
Section 108 Debt Service		413,710
CDBG Administration		264,769
	CDBG Total:	**1,461,099**
HOME		
Courson Arts Colony East		458,838
CHDO Duplex Project		306,341
HOME Administration		42,545
	HOME Total:	**807,724**
	Grand Total:	**2,268,823**

2. Summarize the objectives and outcomes identified in the Plan

This 2016-2017 Action Plan includes projects designed to meet the goals of the 2015-2019 Consolidated Plan – Strategic Plan. Each goal includes a specific measurable outcome to measure the City's progress in addressing the priority needs identified in the 2015-2019 Consolidated Plan needs assessment. The City's priority needs were determined as part of the development of the Consolidated Plan in 2015. The priority needs are based on analysis of information including the results of the City's 2015-2019 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income residents and persons with special needs throughout the community.

In consideration of community input and available data, the eight priority needs listed below were established in the Consolidated Plan:

- Expand the supply of affordable housing
- Ensure equal access to housing opportunities

- Prevent and eliminate homelessness
- Provide public services for residents with special needs
- Improve public facilities and infrastructure
- Preserve the supply of affordable housing
- Expand economic opportunity for low-income residents
- Provide rental assistance to extremely-low income households, particularly seniors

Consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above are addressed in the 2016-2017 Action Plan through the implementation of CDBG and HOME funded projects aligned with the ten measurable Strategic Plan goals shown in Table 1.

	Goal Name	**Category**	**Priority Needs Addressed**	**2015-2019 Goal Outcome Indicator**	**2016-2017 Goal Outcome Indicator**
1.	Affordable Housing Development	Affordable Housing	Expand the supply of affordable housing	160 Rental Units Constructed 50 Owner Units Constructed	83 Rental Units Constructed
2.	Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	1,500 People	300 People
3.	Homelessness Prevention and Assistance	Homeless	Prevent and eliminate homelessness	25,000 People	5,000 People
4.	Special Needs Services	Non-Homeless Special Needs	Provide public services for residents with special needs	50 People	No projects
5	Public Facilities and Infrastructure Improvements	Non-Housing Community Development	Improve public facilities and infrastructure	150,000 People; 160 Households	5,000 People 81 Households
6	Affordable Homeownership	Affordable Housing	Expand the supply of affordable housing	5 Households	No projects

	Goal Name	Category	Priority Needs Addressed	2015-2019 Goal Outcome Indicator	2016-2017 Goal Outcome Indicator
7	Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	5 Households	4 Rental Units Rehabilitated
8	Planning	Planning and Administration	Expand the supply of affordable housing	1 Plan	CDBG & HOME Administration
9	Economic Opportunity	Non-Housing Community Development	Expand economic opportunity for low-income residents	5,000 People	No projects
10	Rental Assistance	Affordable Housing	Provide rental assistance to extremely-low income households, particularly seniors	30 Households	No projects

Table 1 - Strategic Plan Summary

3. Evaluation of past performance

2015-2019 Accomplishments

As of this writing, the City is implementing the projects and activities included in the 2015-2016 Action Plan and prior plans. Currently, all projects and activities are on schedule for completion as planned. The 2016-2017 Action Plan carries forward all uncommitted HOME funds from prior years and allocates those funds to projects expected to be committed during this fiscal year.

2010-2014 Accomplishments

The investment of CDBG and HOME during the implementation of the 2010-2014 Consolidated Plan from July 1, 2010 to June 30, 2015 was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide fair housing services to 1,959 people

- Expand supply of affordable housing through construction of 156 new multifamily housing units
- Provide assistance to 33 first-time homebuyers
- Provide sustainability of decent housing through rehabilitating 43 single family housing units and 13 multifamily housing units
- Supporting subrecipient programs that provide emergency shelter and transitional housing for homeless persons / families or those at risk of becoming homeless providing services for 33,874 people
- Provide youth with appropriate health, recreational, educational and other services that help them develop into well-rounded, well-adjusted and independent adults by assisting 121,733 people
- Provide supportive services to 12,315 elderly and frail elderly people
- Provide supportive services to battered and abused spousal programs, and case management by assisting 112 people
- Contribute to the well-being of individuals, families and neighborhoods by assisting 28,235 people
- Improve existing infrastructure through 169 projects geared towards the renovation/reconstruction of existing community facilities, and renovating existing park improvement projects assisting 152,750 people
- Assist 8,376 people through the Section 8 Rental Assistance Vouchers Program
- Create accessibility for the purpose of job creation for 8,197 people through the foreign trade zone, enterprise zone, one stop center and aerospace training center

4. Summary of citizen participation process and consultation process

Citizen Participation Plan Process

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the CoC, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Plan Suite, these requirements created the conditions necessary to implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

The City adopted a new Citizen Participation Plan on May 7, 2014 that reflects regulatory changes and process improvements. In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation in the development of the Consolidated Plan through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

2015-2019 Consolidated Plan

Three community meetings were held to discuss the housing and community development needs in the community (refer to Table 4 in Section AP-12). Community residents and stakeholders attended these meetings and received a presentation on the importance of the Consolidated Plan and Action Plan. Many questions were answered concerning each of the planning documents. A public hearing before the City Council to receive comments on the housing and community development needs in the community and the 2015-2016 funding recommendations was held on March 4, 2015. A public hearing to receive comments on the draft 2015-2019 Consolidated Plan and the draft 2015-2016 Annual Action Plan was held before the City Council on May 6, 2015.

2016-2017 Action Plan

In the development of the Action Plan, the City solicited applications from community nonprofit organizations, other public agencies and City Departments for housing, community and economic development projects via a Notice of Funding Availability published December 10, 2015 and January 4, 2016. The City solicited comments from interested Citizens concerning priorities for projects and community needs at a public hearing before the City Council on March 2, 2016. The proposed 2016-2017 Action Plan projects were presented to the Neighborhood Advisory Committee (NAC) during its regular meeting on March 17, 2016. The draft Action Plan was available for public review and comment from April 4, 2016 to May 4, 2016. Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft Action Plan for review. The City Council convened a public hearing on May 4, 2016 to receive comments on the Action Plan.

5. Summary of public comments

2015-2019 Consolidated Plan

During the three community meetings were held to discuss the housing and community development needs in the community (refer to Table 4 in Section AP-12), staff answered questions from community residents and stakeholders concerning each of the planning documents. Participants commented on the extensive efforts made to reach out to residents through newspaper advertisements and the City website. During the public hearing on March 4, 2015, no public comments were received. During the public hearing on May 6, 2015, no public comments were received.

2016-2017 Action Plan

During the public hearing on March 2, 2016, no public comments were received. During the Neighborhood Advisory Committee (NAC) meeting on March 17, 2016, eight community partner groups attended the meeting and discussed the proposed projects with Michael Miller, Director of Neighborhood Services. The individuals and groups in attendance at the NAC meeting included Advancing Communities Together, Green Thumb, Mental Health America, New Beginning Outreach, YouthBuild, Sally Sanchez, Victory Outreach and The Community Action League. The draft Action Plan was available for public review and comment from April 4, 2016 to May 4, 2016. No comments were received during the public review and comment period and no comments were received during the public hearing before the City Council on May 4, 2016.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received by the City in the development of the 2016-2017 Action Plan were accepted.

7. Summary

The City plans to invest of $1,461,099 of CDBG funds and $807,724 of HOME funds from HUD during the 2016-2017 program year projects in this Action Plan. The total investment of $2,268,823 will create new rental housing, provide rental assistance, implement necessary infrastructure improvements, prevent homelessness and enhance the accessibility of public facilities.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Palmdale	Department of Neighborhood Services
HOME Administrator	Palmdale	Department of Neighborhood Services

Table 2 – Responsible Agencies

Narrative

The City of Palmdale's Department of Neighborhood Services is the lead agency responsible for the administration of the CDBG and HOME programs. The Department of Neighborhood Services contracted with LDM Associates, Inc. to prepare the 2015-2019 Consolidated Plan.

In the development of this Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2015-2019 Consolidated Plan and each of the five Annual Action Plans, the Department of Neighborhood Services shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information:

Department of Neighborhood Services
Attn: Sophia Reyes, Housing Coordinator
38300 Sierra Highway
Palmdale, CA 93550
(661) 267-5126

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Palmdale consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations consulted is represented below. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan. The City notified each organization about the availability of the draft 2016-2017 Action Plan for public review and comment.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will strengthen relationships and alignment among these organizations in the implementation of

the NOFA process for CDBG and HOME funds and through technical assistance provided to subrecipients of CDBG and HOME funds each year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Los Angeles County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Palmdale, also provide resources for services that assist the homeless and those at risk of becoming homeless. The County's non-profit community plays a key role in the current Continuum of Care (CoC) system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women.

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the CoC in Los Angeles County. LAHSA guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City provided a detailed questionnaire to LAHSA to identify the CoC's perceived needs in the county and its objectives to address the needs of different homeless persons populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the 5-year planning process.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC. All service providers within the CoC have the ability to refer people with varying needs to the appropriate service provider(s) in their area.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Palmdale does not receive Emergency Solutions Grant (ESG) funds, but will continue to support the efforts of LAHSA and the County of Los Angeles in their development of performance standards for the County's ESG program that provide a measure to evaluate each subrecipients' effectiveness, such as how well the service provider succeeds at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or

emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 provides a listing of each of the organizations consulted as part of this planning process.

Table 3 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Los Angeles County Child Protective Services
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
2	**Agency/Group/Organization**	Los Angeles County Health Department
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health Agency 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
3	**Agency/Group/Organization**	AMCAL Multi-Housing, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
4	**Agency/Group/Organization**	META Housing Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person

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5	**Agency/Group/Organization**	National Community Renaissance Dev Corp
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
6	**Agency/Group/Organization**	The Michaels Organization
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
7	**Agency/Group/Organization**	Paving The Way Foundation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
8	**Agency/Group/Organization**	Advancing Communities Together Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
9	**Agency/Group/Organization**	Veterans Outreach Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Veterans 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
10	**Agency/Group/Organization**	Los Angeles County Sheriff's Department
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Law Enforcement 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
11	**Agency/Group/Organization**	Los Angeles County Fire Department
	Agency/Group/Organization Type	Other government - Local Fire Department
	What section of the Plan was addressed by Consultation?	Local Government 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
12	**Agency/Group/Organization**	Housing Authority of the County of Los Angeles (HACoLA)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone
13	**Agency/Group/Organization**	Housing Authority of the City of Palmdale
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
14	**Agency/Group/Organization**	Greater Antelope Valley Economic Alliance
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
15	**Agency/Group/Organization**	Children's Center of the Antelope Valley
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
16	**Agency/Group/Organization**	Green Thumb
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
17	**Agency/Group/Organization**	Children's Bureau
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
18	**Agency/Group/Organization**	Child and Family Guidance Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
19	**Agency/Group/Organization**	SBCC Strength Based Community Change
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
20	**Agency/Group/Organization**	Asian Youth Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

21	**Agency/Group/Organization**	Pueblo Y Salud
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
22	**Agency/Group/Organization**	Desert Haven Enterprises
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
23	**Agency/Group/Organization**	AV-GLAD
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
24	**Agency/Group/Organization**	Palmdale School District
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Educational Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
25	**Agency/Group/Organization**	Antelope Valley Union High School District
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Educational Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person

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26	**Agency/Group/Organization**	Opportunities for Learning
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
27	**Agency/Group/Organization**	South Valley WorkSource Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
28	**Agency/Group/Organization**	City of Palmdale Economic Development
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
29	**Agency/Group/Organization**	Jewish Vocational Services
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
30	**Agency/Group/Organization**	Housing Rights Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
31	**Agency/Group/Organization**	Bartz-Altadonna Clinic
	Agency/Group/Organization Type	Services-Health

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	What section of the Plan was addressed by Consultation?	Health Clinic 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
32	**Agency/Group/Organization**	Palmdale Regional Medical Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Medical Center 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
33	**Agency/Group/Organization**	Mental Health America
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Health Agency 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
34	**Agency/Group/Organization**	Sunshine HIV/AIDS Coalition of the Antelope Valley
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
35	**Agency/Group/Organization**	United Way of Antelope Valley
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

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36	**Agency/Group/Organization**	South Antelope Valley Emergency Services (SAVES)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
37	**Agency/Group/Organization**	Victory Outreach
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs – Unaccompanied youth 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
38	**Agency/Group/Organization**	New Beginning Outreach
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
39	**Agency/Group/Organization**	Lancaster Homeless Shelter
	Agency/Group/Organization Type	Services-homeless

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	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
40	**Agency/Group/Organization**	Homeless Solutions Access Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
41	**Agency/Group/Organization**	Valley Oasis
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Homelessness Prevention
	What section of the Plan was addressed by Consultation?	Public Services Homeless Needs 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
42	**Agency/Group/Organization**	House of Deliverance
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services 2016-17 Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

Identify any Agency Types not consulted and provide rationale for not consulting

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City's CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Department of Neighborhood Services at (661) 267-5126.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Homelessness Prevention and Assistance goal of the Strategic Plan is consistent with the County of Los Angeles 10-Year Strategy to End Homelessness.
2013-2021 Housing Element	City of Palmdale Development Services Department - Planning Division	The housing goals included in the Strategic Plan are consistent with the City of Palmdale Housing Element.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In the development of the 2015-2019 Consolidated Plan, the City afforded the following other public entities with the opportunity to provide input on the Consolidated Plan and welcomes their input concerning the future implementation of projects to address the Strategic Plan goals:

- City of Lancaster
- City of Santa Clarita
- Los Angeles County Community Development Commission – Grants Management
- Housing Authority of the County of Los Angeles
- State of California Department of Housing and Community Development

AP-12 Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

2015-2019 Consolidated Plan

In the preparation of the Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To assist in the identification of priority needs in the City, a survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. Surveys were available online and also were available at various public facilities. Community meetings were held on June 30, 2014, July 15, 2014 and July 17, 2014 to discuss housing and community development needs. A public hearing before the City Council to receive comments on housing and community development needs and the 2015-2016 funding recommendations was held on March 4, 2015. No public comments were received.

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plans and CAPERs will be posted on the City website at:

http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants.

2016-2017 Action Plan

In the development of the Action Plan, the City solicited applications from community nonprofit organizations, other public agencies and City Departments for housing, community and economic development projects. The City solicited comments from interested Citizens concerning priorities for projects and community needs at a public hearing before the City Council on March 2, 2016. The proposed 2016-2017 projects were presented to the Neighborhood Advisory Committee (NAC) during its regular meeting on March 17, 2016. The draft Action Plan was available for public review and comment from April 4, 2016 to May 4, 2016. Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft Action Plan for review. The City Council convened a public hearing on May 4, 2016 to receive comments on the Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	Posting on the City of Palmdale website announcing the Consolidated Plan update effort and inviting residents to participate by completing a Consolidated Plan Needs Assessment Survey.	254 Palmdale residents responded to the survey. The survey was available from June 2014 to December 2014.	All comments were accepted and incorporated into the survey results.	Not applicable
2	2015-2019 Consolidated Plan Needs Assessment Survey	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The 2015-2019 Consolidated Plan Needs Assessment Survey was disseminated on paper and in electronic form in English and in Spanish to advise the City on the highest priority housing, community and economic development needs in Palmdale.	254 Palmdale residents responded to the survey. The survey was available from June 2014 to December 2014.	All comments were accepted and incorporated into the survey results.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	On June 15, 2014, a public notice was published in the Antelope Valley Press notifying the public of the availability of the Consolidated Plan Needs Assessment Survey online and of three Community Meetings held on June 30, 2014, July 15, 2014 and July 17, 2014 to discuss the housing, community and economic development needs of the City.	No public comments received	No public comments received	Not applicable
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Residents and stakeholders attended the three Community Meetings held on June 30, 2014, July 15, 2014 and July 17, 2014.	Residents and stakeholders participated in a presentation concerning the Consolidated Plan and Action Plan. A facilitated discussion of community needs followed the presentation.	All comments were accepted.	Not applicable

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Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	On February 5, 2015, a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 4, 2014 to discuss the housing, community and economic development needs of the City and to consider the 2015-2016 CDBG and HOME funding recommendations.	No public comments received	No public comments received	Not applicable
6	Public Hearing	Non-targeted/broad community	A public meeting/hearing was held before the City Council on March 4, 2015 to receive public comments on the housing, community and economic development needs of the City and to discuss the 2015-2016 funding recommendations.	No public comments were received.	Not Applicable.	Not applicable

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan. The public notice invited interested residents to review the draft documents and to provide written comments by May 6, 2015. The draft documents were available at the City of Palmdale Department of Neighborhood Services, the City of Palmdale Public Library and the City of Palmdale Administration Building. Residents were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 6, 2015 at 7:00 p.m.	One comment was received	All comments were accepted	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability published in the Antelope Valley Press on December 10, 2015 and January 4, 2016 inviting applications for CDBG and HOME funds for the 2016-2017 program year.	No public comments received	No public comments received	Not applicable
9	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan before the Palmdale City Council on May 6, 2015 at 7:00 p.m.	No public comments received	No public comments received	Not applicable
10	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	FY 2016-2017 Needs Hearing Notice: On February 16, 2016 a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 2, 2016 to discuss the housing, community and economic development needs of the City and to consider the 2016-2017 CDBG and HOME funding recommendations.	No public comments received	No public comments received	Not applicable

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	FY 2016-2017 Needs Hearing: A public meeting/hearing was held before the City Council on March 2, 2015 to receive public comments on the housing, community and economic development needs of the City and to discuss the 2016-2017 funding recommendations.	No public comments received	No public comments received	Not applicable
12	Public Meeting	Non-targeted/broad community	The proposed 2016-2017 projects were presented to the Neighborhood Advisory Committee (NAC) during its regular meeting on March 17, 2016.	Eight organizations serving Palmdale neighborhoods attended and provided feedback to the Director of Neighborhood Services.	All comments were accepted.	Not applicable

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2016-2017 Action Plan published April 1, 2016 in the Antelope Valley Press in English and Spanish. The public notice invited residents and stakeholders to review the draft Action Plan and to provide written comments by May 4, 2016. The draft documents were available at the City of Palmdale Department of Neighborhood Services, Public Library and Administration Building. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 4, 2016 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft 2016-2017 Action Plan for review and comment via email on April 4, 2016.	No public comments received	No public comments received	Not applicable
15	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2016-2017 Action Plan before the Palmdale City Council on May 4, 2016 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Table 5 – Citizen Participation Outreach

AP-15 Expected Resources – 91.220(c)(1,2)

For the 2016-2017 program year, the City will receive $1,461,099 of CDBG funds and $425,455 of HOME funds from HUD. Together with prior year resources available, $2,268,823 is available for projects in this Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,461,099	0	0	1,461,099	4,383,297	Based on level funding in subsequent years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	425,455	0	382,269	807,724	1,276,365	Based on level funding in subsequent years.

Table 6 - Expected Resources – Priority Table

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will leverage its CDBG and HOME funds with other resources to maximize the impact for the community. Potential federal resources to be leveraged include Low Income Housing Tax Credits, HUD Section 202 and 811 for the Elderly Program, HUD Veterans Affairs supportive Housing (HUD-VASH), Supportive Housing for the Elderly (Section 202), Supportive Housing for Persons with Disabilities (Section 811), Housing Opportunities for Persons with AIDS (HOPWA), Youthbuild, and Federal Low-Income Housing Tax Credit Program. Potential State resources include Low-Income Housing Tax Credits, Building Equity and Growth in Neighborhoods Program (BEGIN), CalHome, Multifamily Housing Program (MHP), Housing Related Parks Grant, CalHFA Single and Multi-Family Program, and Mental Health Service Act (MHSA) funds. Local resources include Los Angeles County CoC, Housing Authority of Los Angeles County (HACoLA), and Southern California Home Financing Authority (SCHFA) funds. Possible sources of private leveraging include Federal Home Loan Bank Affordable Housing Program (AHP), Community Reinvestment Act Programs, United Way Funding and private contributions.

HOME Participating Jurisdictions (PJ's) must match 25 percent of their HOME expenditures each year. In some years, the City may not have a 25 percent matching requirement due to satisfying the distress criteria established by the HOME Program regulations, including fiscal distress, severe fiscal distress, and Presidential disaster declarations. When a PJ meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a PJ satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Palmdale has received a 100 percent match reduction from HUD, and therefore, will not be required to match HOME expenditures during this program year. The City continues to record matching contributions in the City's HOME Match Log.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In December 2011, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This negatively impacted affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, the available resources for affordable housing are scarce. Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

Discussion

Assuming continued level funding of the CDBG and HOME programs, the Consolidated Plan indicates the City expects to spend approximately $5.8 million of CDBG and $2.5 million HOME funds on projects that enhance the availability, affordability and sustainability of affordable housing between July 2016 and June 2020. Based on prior project experience, we anticipate that these funds will leverage other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private contributions to local CHDOs
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

Other major investments will include ADA Improvements and Infrastructure improvements for housing and community development purposes to promote a suitable living environment.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2015	2019	Affordable Housing	Citywide	Expand the supply of affordable housing	HOME: $765,179	Rental Housing Added: 83 Household Housing Units
2	Fair Housing Services	2015	2019	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: $27,450	Other: 300 Other
3	Homelessness Prevention and Assistance	2015	2019	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: $219,160	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
4	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	Low- and Moderate-Income Areas	Improve public facilities and Infrastructure	CDBG: $949,720 (Includes Section 108 Debt Service)	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 81 Households Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning	2015	2019	Other	Citywide	Expand the supply of affordable housing Ensure equal access to housing opportunities Prevent and eliminate homelessness Improve public facilities and Infrastructure Preserve the supply of affordable housing	CDBG: $264,769 HOME: $42,545	Not applicable.

Table 7 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

As part of the affordable housing development project 81 low-income and 2 moderate-income families will be assisted.

Goal Descriptions

1	**Goal Name**	Affordable Housing Development
	Goal Description	In partnership with housing developers and/or a Community Housing Development Organizations (CHDO), the City will acquire, construct or rehabilitate housing units for affordable rental or for sale housing.
2	**Goal Name**	Fair Housing Services
	Goal Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
3	**Goal Name**	Homelessness Prevention and Assistance
	Goal Description	Support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing.
4	**Goal Name**	Public Facilities and Infrastructure Improvements
	Goal Description	Improve City of Palmdale public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. This goal includes the installation of infrastructure in support of affordable housing and includes Section 108 Debt Service from prior projects.
5	**Goal Name**	Planning
	Goal Description	Provide for housing, transportation, environmental and other studies or plans necessary to ensure sustainable long-term growth that includes decent housing and a suitable living environment for low- and moderate-income residents. This goal includes CDBG and HOME Administration activities.

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Palmdale will invest CDBG and HOME funds in projects that will support the development of new homeowner and rental housing units, provide fair housing services, provide services to residents with special needs, prevent homelessness, improve public facilities and infrastructure, create affordable homeownership opportunities and reserve affordable housing. Together, these projects will address the housing, community and economic development needs of Palmdale residents-particularly those residents residing in the low- and moderate-income areas.

2016-2017 Projects

	Project Name
1	Affordable Housing Development
2	Fair Housing Services
3	Homelessness Prevention and Assistance
4	Public Facilities and Infrastructure Improvements
5	Section 108 Loan Debt Services & Trustee Fees
6	Planning and Administration

Table 8 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding CDBG Section 108 Debt Service funds and CDBG administration) and HOME funds (excluding HOME administration) for program year 2016-2017 to projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in all projects concerning Public Facilities and Infrastructure Improvements, benefit low- and moderate-income limited clientele or housing preservation, affordability and development are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2016-2017 Action Plan in projects that will be used to develop new homeowner and rental housing units, provide mortgage assistance to create affordable

homeownership opportunities, provide loans to low- and moderate-income homeowners for home improvements, fund projects that provide public services to low- and moderate-income people and projects that prevent homelessness.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Affordable Housing Development
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Expand the supply of affordable housing
	Funding	HOME: $765,179
	Description	In partnership with a Community Housing Development Organization (CHDO) and a housing developer, the City will fund the construction of new affordable rental units.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 83 households will benefit from the proposed activities.
	Location Description	CHDO Duplex: E. Avenue Q2 Courson Arts Colony East: Located within the boundaries of 9th Street East to 10th Street East, East Avenue Q-11 to East Avenue Q-12
	Planned Activities	CHDO Duplex (2 households) $306,341 Courson Arts Colony East (81 households) $458,838

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2	**Project Name**	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access to housing opportunities
	Funding	CDBG: $27,450
	Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 people will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	Housing Rights Center: Fair Housing Services (300 people) $27,450

3	**Project Name**	Homelessness Prevention and Assistance
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Assistance
	Needs Addressed	Prevent and eliminate homelessness
	Funding	CDBG: $219,160
	Description	Support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,000 people will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	South Antelope Valley Emergency Services (5,000 people) $219,160

4	**Project Name**	Public Facilities and Infrastructure Improvements
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve public facilities and Infrastructure
	Funding	CDBG: $536,010
	Description	Improve City of Palmdale public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. In addition, this strategy includes the installation of infrastructure in support of affordable housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12,000 people will benefit from ADA Improvements and approximately 160 households will benefit from the infrastructure improvements.
	Location Description	Low- and Moderate-Income Areas -- particularly the Courson Connection Area and public facilities located in downtown / central Palmdale.
	Planned Activities	SAVES Facility Acquisition (5,000 people) $200,000 Courson Connection Infrastructure (160 households) $336,010

5	**Project Name**	Section 108 Loan Debt Services & Trustee Fees
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Not Applicable
	Funding	CDBG: $413,710
	Description	Annual debt service and trustee fees for Section 108 Loan Guarantee.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Not Applicable
	Planned Activities	Section 108 Debt Service $413,710

6	**Project Name**	Planning and Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: $264,769 HOME: $42,545
	Description	This project provides for the administration of the CDBG and HOME programs.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Not Applicable
	Planned Activities	CDBG Program Administration $264,769 HOME Program Administration $42,545

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be directed to the low- and moderate- income areas are shown on the map included in section SP-10 of the Consolidated Plan. These areas are comprised of low- and moderate-income Census Tract Block Groups as defined by HUD. Residents of these areas have median incomes at or below 80 percent of the area median income (AMI) based on household size for the County of Los Angeles. A total of 108,030 residents live in these Census Tract Block Groups, of which 76,915 or 71 percent are members of low- and moderate-income households according to HUD low- and moderate-income summary data available at the Census Tract Block Group level. Based on available data and mapping in NA-10 of the Consolidated Plan, these areas are primarily Hispanic.

Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Areas	48

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For the 2016-2017 program year, the City will invest $1,461,099 of CDBG funds and $807,724 of HOME funds for a total of $2,268,823 that will benefit low- and moderate-income people. Of this amount, 100 percent of all CDBG funds will benefit low- and moderate- income people. Of the $2,268,823 to be invested, three projects (Courson Connection Infrastructure, Courson Arts Colony East, CHDO Duplex) are located in the Low- and Moderate-Income Areas, representing 48 percent of the City's planned investments for the 2016-2017 program year.

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 Debt Services & Trustee Fees and Administration) and HOME funds (excluding Administration) for program year 2016-2017 to projects and activities that benefit low- and moderate-income people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Three high priority affordable housing needs are identified in the 2015-2019 Consolidated Plan and three Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

Expand the Supply of Affordable Housing

Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 50 percent of AMI. Of the 14,345 households earning 0-50 percent of AMI in the City, 12,000 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 8,320 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 8,320 severely cost burdened households, 4,125 are renters. Of those severely cost burdened renter households, 5,260 households earn less than 30 percent of AMI and are considered the most at risk of becoming homeless.

Preserve the Supply of Affordable Housing

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.

The age and condition of Palmdale's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 4,148 or 15 percent of the 27,446 owner-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980).

- 17,428 or 63 percent of the 27,446 owner-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999).
- 4,277 or 33 percent of the 13,019 renter-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980).
- 7,141 or 55 percent of the 13,019 renter-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999).

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Palmdale residents have the opportunity to live in decent housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	83
Special-Needs	0
Total	83

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	83
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	83

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

The Strategic Plan identifies two high priority needs that will be addressed through the 2016-2017 Action Plan projects that support affordable housing. To expand the supply of affordable housing, the City will invest HOME funds in the construction of the Courson Arts Colony East rental project (81 units) and the construction of the CHDO Duplex rental project (2 units). Additionally, CDBG funds will be used in 2016-2017 to support the development of infrastructure for the Courson Arts Colony. Additionally, Habitat for Humanity is continuing work on a Single Family Veterans Housing complex to include up to 50 units of housing for veterans using local housing funds and other private sources.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Palmdale Housing Authority was formed in 1994 under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The Palmdale Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of Los Angeles (HACoLA) for the purposes of Section 8 and Public Housing.

Actions planned during the next year to address the needs to public housing

HACoLA will continue to serve the needs of residents through public housing and Section 8 vouchers. Specifically, the U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020. Los Angeles County mirrors this trend. To address the need for the growing senior population, in August of 2013, HUD approved HACoLA's application to designate 13 public housing senior developments as housing for elderly families only (62 years or older).

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACoLA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. HACoLA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

HACoLA encourages residents to explore homeownership opportunities. HACoLA currently administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, HACoLA utilizes marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

Additionally, HACoLA provides residents with information on CDC's homeownership programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A, HACoLA is designated as a High Performing Public Housing Agency.

Discussion

HACoLA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City of Palmdale and throughout Los Angeles County.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will invest CDBG funds during the 2016-2017 program year to address high priority needs identified in the 2015-2019 Consolidated Plan including preventing and eliminating homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Palmdale supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use CDBG funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Palmdale for low- and moderate-income residents.

On February 9, 2016, the Los Angeles County Board of Supervisors and the City of Los Angeles approved a new joint plan to address homelessness in the Los Angeles region. The strategies were developed after 18 policy summits that brought together more than 100 community organizations, 25 County departments and 30 cities including the City of Palmdale.

The Approved Strategies to Combat Homelessness include 47 individual strategies arranged by six policy goals including A) Prevent Homelessness, B) Subsidize Housing, C) Increase Income, D) Provide Case Management and Services, E) Create a Coordinated System, and F) Increase Affordable/Homeless Housing. Together, these 47 regional strategies will guide the CoC member organizations to target the root causes of homelessness and lift families and individuals out of homelessness and into better lives. The Approved Strategies to Combat Homelessness may be viewed on the County of Los Angeles website at:

http://priorities.lacounty.gov/wp-content/uploads/2016/03/HI-Report-Approved2.pdf

The 2-1-1 information system remains a critical resource for homeless individuals and those at risk of homelessness. 2-1-1 provides residents with a comprehensive informational and referral system to access the resources and services available through the CoC's member organizations.

To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The CoC also conducts informational outreach presentations concerning homelessness in Los Angeles County throughout the community on a quarterly basis.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. Between 2013 and 2014, a total of 25 shelter (e.g. emergency, transitional and seasonal/overflow) beds were removed from the Homeless Inventory Count (HIC). In contrast, 12 permanent supportive housing beds were added to the HIC.

This increase in permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County. Homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In support of CoC efforts, the City's 2015-2019 Consolidated Plan - Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, victims of domestic violence and their families. The City will also use HOME funds to promote affordable housing development and affordable home ownership opportunities as two (2) of the main goals for the City.

Consistent with the County's strategies in place as of May 2015 when the 2015-2019 Consolidated Plan was adopted, the City's Consolidated Plan included the following strategies to reduce homelessness in Palmdale:

- Know who is homeless and what they need – Conduct a count of every person living on the streets, shelters, or other places not fit for human habitation to understand the scope of homelessness in each community;
- Create the housing and the services to help people thrive - Create affordable housing units through new construction or rehabilitation of existing buildings and provide supportive services in permanent supportive housing that are critical to housing retention;
- Shift to a Housing First System, a system through which homeless people are back in permanent housing in less than 30 days and there are few requirements for housing;
- Get involve and get other involved – Encourage others (individual of agency) to commit to partnering with other leaders to end chronic and veteran homelessness by 2016 and volunteer at local organizations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The "Approved Strategies to Combat Homelessness" published by L.A. County on February 9, 2016 are consistent with State and Federal initiatives for ending homelessness and consists of 47 strategies arranged by six guiding principles including A) Prevent Homelessness, B) Subsidize Housing, C) Increase Income, D) Provide Case Management and Services, E) Create a Coordinated System, and F) Increase Affordable/Homeless Housing. The "Approved Strategies to Combat Homelessness" represents a commitment by all stakeholders throughout the County to prevent and end homelessness.

Discussion

As part of this Action Plan, the City is investing $219,160 of CDBG funds in the City-sponsored South Antelope Valley Emergency Services program that will serve approximately 5,000 people with food, clothing and other essential services and referrals in an effort to prevent homelessness in Palmdale.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Palmdale are housing affordability for those with income limits less than 50 percent of AMI and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply for those with income limits less than 50 percent of AMI and insufficient resources are available to increase the supply of affordable housing to meet demand.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In the development of the 2013-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

Discussion:

To address housing affordability and the lack of monetary resources for affordable housing, the 2015-2019 Consolidated Plan - Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 160 new rental housing units, the creation of affordable homeownership opportunities and the rehabilitation and preservation of one existing affordable housing unit. Although the City no longer has access to Redevelopment

Housing Set-Aside funds, CDBG, HOME and other local resources will be leveraged to attract private and other available public resources for affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

In the implementation of the 2016-2017 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2016-2017 Action Plan in projects that will support the development of 83 new rental housing units, projects that provide public services to 5,000 low- and moderate-income people to prevent homelessness, and projects that provide the infrastructure necessary to create affordable housing and provide public services. To address underserved needs, the City is allocating 100 percent of its CDBG and HOME funds (excluding Section 108 Debt Service and Administration) for program year 2016-2017 to projects that benefit low- and moderate-income people.

Actions planned to foster and maintain affordable housing

In the implementation of the 2016-2017 Annual Action Plan, the City will invest CDBG and HOME funds to foster affordable housing by partnering with housing developers in an effort to support the development of new rental housing units, including:

- Courson Arts Colony East (81 units); and
- CHDO Duplex Project (2 units).

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Palmdale conducts lead-based paint testing and risk assessments for each residential property to be assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in the 2015-2019 Consolidated Plan - Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that ensure equal access to housing opportunities;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting activities that improve public facilities and infrastructure; and
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Palmdale is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. In order to support and enhance this existing institutional structure, the City of Palmdale will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2016-2017 Annual Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2015-2019 Consolidated Plan - Strategic Plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Palmdale—particularly the low-and moderate- income areas.

Discussion:

In the implementation of the 2016-2017 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Palmdale will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   The City does not use forms of investment other than what is included in § 92.205(b).

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

   The City's HOME-funded homebuyer programs incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii). As a condition of funding, the homebuyer must enter into a HOME Participation Agreement with the City of Palmdale. The City's investment in the property is made as a forgivable loan in exchange for a 15-year affordability period as required under the HOME Program Regulations. The affordability period is enforced by a recorded affordability covenant against the property.

   Recapture of funds is required in the event of any of the following during the period of affordability:

   1. Sale of the property or transfer of any kind to non-income qualified homebuyers (excluding those related to the dissolution of marriage);
   2. When the residence ceases to be used as the primary residence, subleasing or renting of the property;
   3. Refinancing; and
   4. Failure to maintain the property in decent, safe, and sanitary condition.

   The funds subject to recapture include all funds advanced in connection with the City's homebuyer assistance, less forgiveness payments credited proportionally each year on the anniversary of the Note. HOME Funds shall be recaptured from net proceeds, which are defined as the sales price minus superior loan repayment (other than HOME assistance) and closing costs. The City will recapture the entire amount of HOME funds invested from net proceeds, less any forgiveness payments credited. In the event that the net proceeds resulting from a sale are not sufficient to provide for the full return of the Borrower's original down payment and Borrower's cost of capital improvements to the Property (subject to City verification and approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the recapture of the then outstanding balance of the HOME Loan. The recaptured HOME funds will be used to carry out HOME eligible activities.

OMB Control No: 2506-0117 (exp. 07/31/2015)

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

   See above.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

   The City does not intend to use HOME funds under the 2016-2017 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion:

In the implementation of programs and activities under the 2016-2017 Annual Action Plan, the City of Palmdale will follow all HUD regulations concerning the use of CDBG and HOME funds.

CITY OF PALMDALE

2016/2017 ANNUAL ACTION PLAN
JULY 1, 2016 THROUGH JUNE 30, 2017

APPENDIX A
Citizen Participation and Consultation

- Publication – Public Hearing & Action Plan Adoption
- Notice – Advising Stakeholders of the availability of the 2016-2017 Action Plan for review and comment
- Publication – First Public Hearing – Annual Needs

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PUBLIC NOTICE

CITY OF PALMDALE
DEPARTMENT OF NEIGHBORHOOD SERVICES NOTICE INVITING PUBLIC REVIEW AND COMMENT ON THE DRAFT 2015-2019 CONSOLIDATED PLAN AMENDMENT NO. 1, DRAFT 2015-2016 ACTION PLAN AMENDMENT NO. 1, AND THE 2016-2017 DRAFT ACTION PLAN FOR THE PROPOSED EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) AND HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS

Notice is hereby given to the general public that the City of Palmdale has prepared a Draft 2015-2019 Consolidated Plan Amendment No. 1, Draft 2015-2016 Action Plan Amendment No. 1 and Draft 2016-2017 Action Plan in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD). The City receives CDBG and HOME funds from HUD and must prepare the aforementioned documents as a condition of funding.

2015-2019 Consolidated Plan Amendment No. 1

This amendment is necessary to add the following two new goals to the Strategic Plan:

- Promote Economic Opportunity (5,000 people to be served)
- Tenant-Based Rental Assistance (45 households to be served)

These new goals are in addition to those adopted as part of the Consolidated Plan in 2015, including 1) Affordable Housing Development; 2) Fair Housing Services; 3) Homelessness Prevention and Assistance; 4) Special Needs Services; 5) Public Facilities and Infrastructure; 6) Affordable Homeownership; 7) Affordable Housing Preservation, and 8) Planning.

2015-2016 Action Plan Amendment No. 1

This amendment is necessary to cancel the following projects:

- Affordable Housing Development: Community Housing Development Organization (CHDO) (1 household) $57,553
- Affordable Housing Preservation: Single Family Rehabilitation Program (1 households) $287,765

In place of the canceled projects and using an additional $138,459 of unallocated HOME funds, this amendment adds the following new projects:

- Tenant-Based Rental Assistance (15 households) $307,376 of HOME funds
- Affordable Housing Preservation (4 households) $176,401 of Community Housing Development Organization (CHDO) Reserve funds

Draft 2016-2017 Action Plan

The City anticipates receiving $1,461,099 of CDBG funds and $423,195 of HOME funds from HUD for the 2016-2017 program year. Together with prior year unallocated resources, the City proposes to allocate $1,461,099 of CDBG funds and $805,464 of HOME funds in the 2016-2017 Action Plan to specific projects for the purpose of meeting the goals established in the Consolidated Plan, as amended.

Description and Location of Key Projects Proposed to be Funded Under CDBG:

Description	Location	Amount
South Antelope Valley Emergency Services	Citywide	$ 219,160
SAVES Facility Acquisition	To be determined	$ 200,000
Courson Connection Infrastructure	E. Avenue Q-11 / 10th St. E.	$ 336,010
Section 108 Debt Service	Not applicable	$ 413,710
Fair Housing Services	City-wide	$ 27,450
Planning and Administration	Not applicable	$ 264,769
TOTAL		**$ 1,461,099**

Notice –Draft Consolidated Plan & Action Plan
April 1, 2016

Description and Location of Key Projects Proposed to be Funded Under HOME:

Description	Location	Amount
Planning and Administration	Not applicable	$ 42,319
CHDO Duplex Project	City-wide	$ 305,324
Courson Arts Colony East	E. Avenue Q-11 / 10th St. E.	$ 457,821
TOTAL		**$ 805,464**

In compliance with the City's approved Citizen Participation Plan and the Consolidated Plan implementing regulation 24 CFR 91.105, this notice is given to invite public review and comment of the City of Palmdale's Draft 2015-2019 Consolidated Plan Amendment No. 1, Draft 2015-2016 Action Plan Amendment No. 1, and Draft 2016-2017 Action Plan inclusive of the proposed CDBG and HOME expenditures. These documents may be reviewed at the following locations:

- City of Palmdale Department of Neighborhood Services, 38250 Sierra Highway (661) 267-5126
  8:00 a.m. to 5:30 p.m. (Mon-Thur)
- City of Palmdale Public Library 700 East Palmdale Blvd. (661) 267-5600
  10:00 a.m. to 8:00 p.m. (Mon-Thur); 10:00 a.m. to 5:00 p.m. (Fri-Sat); 1:00.pm. to 5:00 p.m. (Sun)
- City of Palmdale Administration Building 38300 Sierra Highway (661) 267-5100
  8:00 a.m. to 5:30 p.m. (Mon-Thur)
- Website: http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants

The public review period shall run from Monday, April 4, 2016 through Wednesday, May 4, 2016. Individuals wishing to express their views concerning the above-referenced documents and proposed activities may provide written comments to the City on or before 5:00 p.m. on May 4, 2016 to the City of Palmdale, Department of Neighborhood Services, 38250 Sierra Highway, Palmdale, CA 93550. The City Council will hold a public hearing on May 4, 2016, at 7:00 p.m. at the City Council Chamber, 38300 Sierra Highway, Palmdale, California to hear public comments concerning the draft documents and proposed CDBG and HOME expenditures prior to approving the draft documents and proposed CDBG and HOME expenditures and authorizing submission to HUD.

It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, the Architectural Barriers Act, and the City's adopted Limited English Proficiency Plan (LEP) in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a reasonable accommodation to attend or participate in a hearing or meeting, including auxiliary aids or translation services, please contact the City Clerk's Office at least 48 hours prior to the meeting at (661) 267-5151.

Rebecca J. Smith
City Clerk

Publish: April 1, 2016

AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA } ss

County of Los Angeles

The space above for filing stamp only

PUBLIC NOTICE
CDBG (ENGLISH)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Antelope Valley Press**, a newspaper of general circulation, printed and published **daily** in the **City of Palmdale**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the **City of Lancaster,** State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 1, 2016

I certify (or declare) under penalty of perjury that the fore-going is true and correct.

Signature

Dated: April 1, 2016
Executed at Palmdale, California

Received
APR 04 2016
By:
City Clerk Dept.

Valley Press
37404 SIERRA HWY., PALMDALE CA 93550
Telephone (661)267-4112/Fax (661)947-4870

PUBLIC NOTICE

CITY OF PALMDALE
DEPARTMENT OF NEIGHBORHOOD SERVICES NOTICE INVITING PUBLIC REVIEW AND COMMENT ON THE DRAFT 2015-2019 CONSOLIDATED PLAN AMENDMENT NO. 1, DRAFT 2015-2016 ACTION PLAN AMENDMENT NO. 1, AND THE 2016-2017 DRAFT ACTION PLAN FOR THE PROPOSED EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) AND HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS

Notice is hereby given to the general public that the City of Palmdale has prepared a Draft 2015-2019 Consolidated Plan Amendment No. 1, Draft 2015-2016 Action Plan Amendment No. 1 and Draft 2016-2017 Action Plan in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD). The City receives CDBG and HOME funds from HUD and must prepare the aforementioned documents as a condition of funding.

2015-2019 Consolidated Plan Amendment No. 1

This amendment is necessary to add the following two new goals to the Strategic Plan:
o Promote Economic Opportunity (5,000 people to be served)
o Tenant-Based Rental Assistance (45 households to be served)

These new goals are in addition to those adopted as part of the Consolidated Plan in 2015, including 1) Affordable Housing Development; 2) Fair Housing Services; 3) Homelessness Prevention and Assistance; 4) Special Needs Services; 5) Public Facilities and Infrastructure; 6) Affordable Homeownership; 7) Affordable Housing Preservation, and 8) Planning.

2015-2016 Action Plan Amendment No. 1

This amendment is necessary to cancel the following projects:
oAffordable Housing Development: Community Housing Development Organization (CHDO) (1 household) $57,553
oAffordable Housing Preservation: Single Family Rehabilitation Program (1 households) $287,765

In place of the canceled projects and using an additional $138,459 of unallocated HOME funds, this amendment adds the following new projects:
o Tenant-Based Rental Assistance (15 households) $307,376 of HOME funds
o Affordable Housing Preservation (4 households) $176,401 of Community Housing Development Organization (CHDO) Reserve funds

Draft 2016-2017 Action Plan

The City anticipates receiving $1,461,099 of CDBG funds and $423,195 of HOME funds from HUD for the 2016-2017 program year. Together with prior year unallocated resources, the City proposes to allocate $1,461,099 of CDBG funds and $805,464 of HOME funds in the 2016-2017 Action Plan to specific projects for the purpose of meeting the goals established in the Consolidated Plan, as amended.

Description and Location of Key Projects Proposed to be Funded Under CDBG:

Description	Location	Amount
South Antelope Valley Emergency Services	Citywide	$ 219,160
SAVES Facility Acquisition	To be determined	$ 200,000
Courson Connection Infrastructure	E. Avenue Q-11 / 10th St. E.	$ 336,010
Section 108 Debt Service	Not applicable	$ 413,710
Fair Housing Services	City-wide	$ 27,450
Planning and Administration	Not applicable	$ 264,769
TOTAL		**$ 1,461,099**

Description and Location of Key Projects Proposed to be Funded Under HOME:

Description	Location	Amount
Planning and Administration	Not applicable	$ 42,319
CHDO Duplex Project	City-wide	$ 305,324
Courson Arts Colony East	E. Avenue Q-11 / 10th St. E.	$ 457,821
TOTAL		**$ 805,464**

In compliance with the City's approved Citizen Participation Plan and the Consolidated Plan implementing regulation 24 CFR 91.105, this notice is given to invite public review and comment of the City of Palmdale's Draft 2015-2019 Consolidated Plan Amendment No. 1, Draft 2015-2016 Action Plan Amendment No. 1, and Draft 2016-2017 Action Plan inclusive of the proposed CDBG and HOME expenditures. These documents may be reviewed at the following locations:

o City of Palmdale Department of Neighborhood Services, 38250 Sierra Highway (661) 267-5126 8:00 a.m. to 5:30 p.m. (Mon-Thur)
o City of Palmdale Public Library 700 East Palmdale Blvd. (661) 267-5600 10:00 a.m. to 8:00 p.m. (Mon-Thur); 10:00 a.m. to 5:00 p.m. (Fri-Sat); 1:00 pm. to 5:00 p.m. (Sun)
o City of Palmdale Administration Building 38300 Sierra Highway (661) 267-5100 8:00 a.m. to 5:30 p.m. (Mon-Thur)
o Website: http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants

The public review period shall run from Monday, April 4, 2016 through Wednesday, May 4, 2016. Individuals wishing to express their views concerning the above-referenced documents and proposed activities may provide written comments to the City on or before 5:00 p.m. on May 4, 2016 to the City of Palmdale, Department of Neighborhood Services, 38250 Sierra Highway, Palmdale, CA 93550. The City Council will hold a public hearing on May 4, 2016, at 7:00 p.m. at the City Council Chamber, 38300 Sierra Highway, Palmdale, California to hear public comments concerning the draft documents and proposed CDBG and HOME expenditures prior to approving the draft documents and proposed CDBG and HOME expenditures and authorizing submission to HUD.

It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, the Architectural Barriers Act, and the City's adopted Limited English Proficiency Plan (LEP) in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a reasonable accommodation to attend or participate in a hearing or meeting, including auxiliary aids or translation services, please contact the City Clerk's Office at least 48 hours prior to the meeting at (661) 267-5151.

Rebecca J. Smith
City Clerk

Publish: April 1, 2016

AVISO PÚBLICO

AYUNTAMIENTO DE LA CIUDAD DE PALMDALE
EL DEPARTAMENTO DE SERVICIOS PARA VECINDARIOS INVITA A LA REVISIÓN PÚBLICA Y COMENTARIOS SOBRE EL BORRADOR DE LA ENDMIENDA NO. 1 AL PLAN CONSOLIDADO 2015-2019, BORRADOR DE LA ENMIENDA NO. 1 AL PLAN DE DESEMPEÑO 2015-2016, Y EL BORRADOR DEL PLAN DE DESEMPEÑO 2016-2017 QUE INCLUYEN LA PROPUESTA DE GASTOS DE LOS FONDOS DE LOS PROGRAMAS DE SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO (CDBG) Y ASOCIACIÓN PARA INVERSIONES EN VIVIENDA HOME (HOME)

Por medio de la presente se notifica al público en general que el Ayuntamiento de la Ciudad de Palmdale ha preparado el borrador de la Enmienda No. 1 al Plan Consolidado 2015-2019, borrador de la Enmienda No. 1 al Plan de Desempeño Anual 2015-2016, y el borrador del Plan de Desempeño 2016-2017 conforme a los requisitos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés). El Ayuntamiento recibe fondos de HUD por medio de los programas de Subsidios Globales para el Desarrollo Comunitario (CDBG) y Asociación para Inversiones en Vivienda HOME (HOME, por sus siglas en inglés) y se deben preparar los documentos anteriormente mencionados como condición para recibir los fondos.

Enmienda No. 1 al Plan Consolidado 2015-2019

Esta enmienda es necesaria para agregar las siguientes nuevas metas al Plan Estratégico:

- Promover Oportunidad Económica (Promote Economic Opportunity) (5,000 personas serán asistidas)
- Asistencia de Alquiler en base al Inquilino (Tenant-Based Rental Assistance) (45 hogares serán asistidas)

Estas nuevas metas son una adición a aquellas adoptadas como parte del Plan Consolidado en el 2015, incluyendo 1) Desarrollo de Vivienda Asequible; 2) Servicios de Vivienda Justa; 3) Asistencia y Prevención de Personas Sin Hogar; 4) Servicios de Necesidades Especiales; 5) Instalaciones Públicas e infraestructura; 6) Ser Propietario de Vivienda Asequible; 7) Conservación de Vivienda Asequible; y 8) Planificación

Enmienda No. 1 al Plan de Desempeño 2015-2016

Esta enmienda es necesaria para cancelar los siguientes proyectos:

- Desarrollo de Vivienda Asequible: Organización para el Desarrollo de Vivienda Comunitaria (CHDO,por sus siglas en inglés) (1 hogar) $57,553
- Conservación de Vivienda Asequible: Programa de Rehabilitación de Vivienda Unitaria Familiar (1 hogar) $287,765

En lugar de los proyectos cancelados y utilizando $138,459 de fondos de HOME no asignados, esta enmienda agrega fondos a los siguientes nuevos proyectos:

- Asistencia de Alquiler en base al Inquilino (Tenant-Based Rental Assistance) (15 hogares) $307,375 de Fondos de HOME
- Conservación de Vivienda Asequible (Affordable Housing Preservation) (4 hogares) $176,401 de Fondos de la Reserva de Organización para el Desarrollo de Vivienda Comunitaria (CHDO)

Borrador del Plan de Desempeño 2016-2017

El Ayuntamiento anticipa recibir $1,461,090 en fondos de CDBG y $423,195 en fondos de HOME para el programa anual 2016-2017. Dichos fondos junto con los recursos no asignados del año anterior, el Ayuntamiento propone asignar $1,461,090 de fondos de CDBG y $805,464 de fondos HOME en el Plan de Desempeño 2016-2017 a proyectos específicos con el propósito de cumplir las metas establecidas en el Plan Consolidado, tal y como se enmendó.

Descripción y Ubicación de los Proyectos Clave Propuestos para ser Financiados Bajo CDBG:
(Nombre de los proyectos no se tradujeron intencionalmente)

Descripción	Ubicación	Cantidad
South Antelope Valley Emergency Services	Citywide	$ 219,160
SAVES Facility Acquisition	To be determined	$ 200,000

Courson Connection Infrastructure	E. Avenue Q-11 / 10th St. E.	$ 336,010
Section 108 Debt Service	Not applicable	$ 413,710
Fair Housing Services	City-wide	$ 27,450
Planning and Administration	Not applicable	$ 264,769
TOTAL		**$ 1,461,099**

Descripción y Ubicación de los Proyectos Clave Propuestos para ser Financiados Bajo HOME:
(Nombre de los proyectos no se tradujeron intencionalmente)

Descripción	Ubicación	Cantidad
Planning and Administration	Not applicable	$ 42,319
CHDO Duplex Project	City-wide	$ 305,324
Courson Arts Colony East	E. Avenue Q-11 / 10th St. E.	$ 457,821
TOTAL		**$ 805,464**

En conformidad con el Plan de Participación Ciudadana aprobado y el Plan Consolidado implementando la regulación 24 CFR 91.105, este aviso es emitido para solicitar revisión pública y comentarios del borrador de la Enmienda No. 1 al Plan Consolidado 2015-2019, borrador de la Enmienda No. 1 al Plan de Desempeño 2015-2016, y el borrador del Plan de Desempeño 2016-2017 y los gastos propuestos de CDBG y HOME. Dichos documentos están disponibles para su revisión en los siguientes lugares:

- Departamento de Servicios para Vecindarios, 38250 Sierra Highway (661) 267-5126
  8:00 A.M. a 5:30 P.M. (Lun-Jue)

- Biblioteca Pública de la Ciudad de Palmdale, 700 East Palmdale Blvd. (661) 267-5600
  10:00 A.M. a 8:00 P.M. (Lun-Jue); 10:00 A.M. a 5:00 P.M. (Vier-Sab); 1:00 P.M.to 5:00 P.M. (Dom)

- Ayuntamiento de la Ciudad de Palmdale, Edificio Administración, 38300 Sierra Highway (661) 267-5100
  8:00 A.M. a 5:30 P.M. (Lun-Jue)

- Website: http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants

El período de revisión correrá a partir del lunes, Abril 4, 2016 hasta el miércoles, Mayo 4, 2016. Las personas que deseen expresar sus puntos de vista concernientes a los documentos referidos anteriormente y las actividades propuestas, pueden proporcionar comentarios por escrito al Ayuntamiento con anterioridad a la fecha de la audiencia o el día de la audiencia en Mayo 4, 2016 al Departamento de Servicios para Vecindarios, 38250 Sierra Highway, Palmdale, CA 93550. El Concejo Municipal del Ayuntamiento llevará a cabo la audiencia pública en Mayo 4, 2016, a las 7:00 P.M. en la Cámara del Concejo Municipal, 38300 Sierra Highway, Palmdale, California para escuchar los comentarios públicos sobre los borradores de los documentos y los gastos propuestos de CDBG y HOME y para autorizar su sumisión a HUD.

El Ayuntamiento tiene como objetivo cumplir en todo con respecto a la Sección 504 de la Ley de Rehabilitación de 1973, tal y como se enmendó, la Ley de Americanos con Discapacidades (ADA) de 1990 y la Ley de Enmienda a ADA del 2008, la Ley de Vivienda Justa, y la Ley de Barreras Arquitectónicas. Si usted necesita documentos públicos en un formato accesible, el Ayuntamiento hará lo posible dentro de lo razonable para dar cabida a su petición. Si usted requiere acomodo especial debido a alguna discapacidad para asistir o participar en una audiencia o junta, incluyendo aparatos auxiliares o servicios, por favor comuníquese a la Oficina del Secretario Municipal por lo menos 48 horas antes de la junta al (661) 267-5151.

Rebecca J. Smith
Secretario Municipal

Publicar: Abril 1, 2016

AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

The space above for filing stamp only

STATE OF CALIFORNIA } ss

County of Los Angeles

PUBLIC NOTICE
CDBG (SPANISH)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Antelope Valley Press**, a newspaper of general circulation, printed and published **daily** in the **City of Palmdale**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the **City of Lancaster,** State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 1, 2016

I certify (or declare) under penalty of perjury that the fore-going is true and correct.

Signature

Dated: April 1, 2016
Executed at Palmdale, California

Received
APR 04 2016
By:
City Clerk Dept.

Valley Press
37404 SIERRA HWY., PALMDALE CA 93550
Telephone (661)267-4112/Fax (661)947-4870

AVISO PÚBLICO

AYUNTAMIENTO DE LA CIUDAD DE PALMDALE
EL DEPARTAMENTO DE SERVICIOS PARA VECINDARIOS INVITA A LA REVISIÓN PÚBLICA Y COMENTARIOS SOBRE EL BORRADOR DE LA ENDMIENDA NO. 1 AL PLAN CONSOLIDADO 2015-2019, BORRADOR DE LA ENMIENDA NO. 1 AL PLAN DE DESEMPEÑO 2015-2016, Y EL BORRADOR DEL PLAN DE DESEMPEÑO 2016-2017 QUE INCLUYEN LA PROPUESTA DE GASTOS DE LOS FONDOS DE LOS PROGRAMAS DE SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO (CDBG) Y ASOCIACIÓN PARA INVERSIONES EN VIVIENDA HOME (HOME)

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En conformidad con el Plan de Participación Ciudadana aprobado y el Plan Consolidado implementando la regulación 24 CFR 91.105, este aviso es emitido para solicitar revisión pública y comentarios del borrador de la Enmienda No. 1 al Plan Consolidado 2015-2019, borrador de la Enmienda No. 1 al Plan de Desempeño 2015-2016, y el borrador del Plan de Desempeño 2016-2017 y los gastos propuestos de CDBG y HOME. Dichos documentos están disponibles para su revisión en los siguientes lugares:

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- Website: http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants

El periodo de revisión correrá a partir del lunes, Abril 4, 2016 hasta el miércoles, Mayo 4, 2016. Las personas que deseen expresar sus puntos de vista concernientes a los documentos referidos anteriormente y las actividades propuestas, pueden proporcionar comentarios por escrito al Ayuntamiento con anterioridad a la fecha de la audiencia o el día de la audiencia en Mayo 4, 2016 al Departamento de Servicios para Vecindarios, 38250 Sierra Highway, Palmdale, CA 93550. El Concejo Municipal del Ayuntamiento llevará a cabo la audiencia pública en Mayo 4, 2016, a las 7:00 P.M. en la Cámara del Concejo Municipal, 38300 Sierra Highway, Palmdale, California para escuchar los comentarios públicos sobre los borradores de los documentos y los gastos propuestos de CDBG y HOME y para autorizar su sumisión a HUD.

El Ayuntamiento tiene como objetivo cumplir en todo con respecto a la Sección 504 de la Ley de Rehabilitación de 1973, tal y como se enmendó, la Ley de Americanos con Discapacidades (ADA) de 1990 y la Ley de Enmienda a ADA del 2008, la Ley de Vivienda Justa, y la Ley de Barreras Arquitectónicas. Si usted necesita documentos públicos en un formato accesible, el Ayuntamiento hará lo posible dentro de lo razonable para dar cabida a su petición. Si usted requiere acomodo especial debido a alguna discapacidad para asistir o participar en una audiencia o junta, incluyendo aparatos auxiliares o servicios, por favor comuníquese a la Oficina del Secretario Municipal por lo menos 48 horas antes de la junta al (661) 267-5151.

Rebecca J. Smith
Secretario Municipal

Publicar: Abril 1, 2016

From: Stacey Andrews <SAndrews@cityofpalmdale.org>
Sent: Monday, April 4, 2016 12:06 PM
To: Aaron Mandel - Vice President; Arnold San Miguel - Regional Affairs Officer; Ava Goldman; Barbara Boxer - U.S. Senator; Bob Forahay - Director; Brigitte Ligons - Senior Project Coordinator; Buck McKeon - U.S. Congressman; Carol Crabson - Chief Executive Officer; Carol Evans - Director; Caroline Rodriguez - Executive Director; Chancela Al-Mansour - Executive Director; Cheryl King - Executive Director; Chuck Heffernan - Director of Development Services; Cindy Robles; Claudia Hernandez - ; Clementina Verjan; David Eneix; David Vierra - Superintendent; David Walter - Economic Development Manager; Diane Grooms - Chairperson; Dianne Feinstein; Don Ford; Ed Knudson - President; Emma Guttierrez - Executive Director; Fred Thompson; Gerald Cosey - Asst. Fire Chief; James Jones - Executive Director; Jim Ledford; Janie Hodge - Executive Director; Jay Ross - Development Associate; Jenni Moran - Executive Director; Jill Blanks; Johnathan Fielding - Director & Health Officer; Judy Cooperberg - Executive Director; Kamal Al-Khatib - Executive Director; Keri Smith-Brady - Director of Recreation and Culture; Kimberly Maevers - Director; Laura Shotzbarger; Lisa Thompson-Boudreau,LCSW - Director of Services; Lori Glasgow - Assistant Chief Deuty - 5th District; Marco Henriquez - Commissioner; Margarita Lares - Director of Assisted Housing; Marie Lopez-Ellsworth; Marvin Malone - Center Coordinator; Michael Kovalsky - CPD Representative; Michelle Kiefer - Executive Director; Mike Dispenza; Mike Gonzalez - Pastor; Mike Mischel; Patricia Morales; Patricia Shaw - Vice Chair; Patti Rivetti - Chief of Community Services; Ralph Velador - Commissioner; Raul Maldonado - Superintendent; Rossi Johnson - Executive Director; Roxana Martinez; Sarah Belliss - Team Lead; Sonia Hicks - ; Sophia Reyes; Stacy Waddle - Director; Steve Baker - Executive Director; Steve Fox - Assemblymember; Steve Knight - State Senator; Steve Hofbauer; Sue Page - Executive Director; Sue Porter - Account Executive; Thomas Brandeberry - CDBG Section Chief; Tia Yates - Center Coordinator; Tom Lackey - Mayor Pro Tem; Tracy Thomas - Chief Financial Officer; unknown name; Unknown name 2; Wuannette Cullors - Community Prevention Coordinator; Yvette Crayon - Executive Director
Subject: City of Palmdale - Draft 2016-2017 Action Plan

Thank you for your participation in the 2015-2019 Consolidated Plan consultation process. As a result of analysis of housing and community development data and information gathered from organizations like yours, the City adopted the following strategies to address the housing and community development needs of our City:

- Expand the supply of affordable housing
- Ensure equal access to housing opportunities
- Prevent and eliminate homelessness
- Provide public services for residents with special needs

This email is to inform you that the 2016-2017 Action Plan is available for review and comment. The Action Plan delineates the proposed use of Community Development Block Grant and HOME Investment Partnerships funds for projects to be implemented during the upcoming fiscal year in furtherance of the goals of the Strategic Plan.

The draft Action Plan is available online at: http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants

If you have any comments, please email your comments to sreyes@cityofpalmdale.org on or before 5:00 p.m., May 4, 2016.

Thank You,

Stacey Andrews
Administrative Secretary

CITY OF PALMDALE

Department of Neighborhood Services
38250 Sierra Hwy. 2nd Floor
Palmdale, CA 93550
(661) 267-5181 office or
(661) 267-5126
(661) 267-5155 fax
sandrews@cityofpalmdale.org
www.cityofpalmdale.org

*Please note City Office Hours are Monday - Thursday 7:30 am - 6 pm, closed every Friday

PUBLIC NOTICE

CITY OF PALMDALE
NEIGHBORHOOD SERVICES DEPARTMENT

A PUBLIC HEARING TO OBTAIN CITIZEN INPUT ON COMMUNITY NEEDS, AND PUBLIC COMMENT FOR THE PROPOSED 2016-2017 CDBG AND HOME ACTIVITIES AND EXPENDITURES.

In compliance with the City's approved Citizen Participation Plan, and with the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) implementing regulation 24 CFR 91.105, notice is hereby given to the general public that the City Council will hold a public hearing at 7:00 p.m. on March 2, 2016 at 38300 Sierra Highway, Suite B, Palmdale, CA to obtain citizen input on the community needs and to hear public input concerning the use of 2016 CDBG and HOME funds for the Draft 2016 Action Plan, and proposed 2016-2017 CDBG and HOME activities and expenditures. For more information, please call Sophia Reyes of the Neighborhood Services Department at (661) 267-5126.

It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, the Architectural Barriers Act, and the City's adopted Limited English Proficiency Plan (LEP) in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a reasonable accommodation to attend or participate in a hearing or meeting, including auxiliary aids or translation services, please contact the City Clerk's Office at least 48 hours prior to the meeting at (661) 267-5151.

Rebecca J. Smith
City Clerk

February 16, 2016

AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA } ss

County of Los Angeles

The space above for filing stamp only

PUBLIC NOTICE
NEIGHBORHOOD SERVICES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Antelope Valley Press**, a newspaper of general circulation, printed and published **daily** in the **City of Palmdale**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the **City of Lancaster,** State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 16, 2016

I certify (or declare) under penalty of perjury that the fore-going is true and correct.

Alexandria Burns
Signature

Dated: February 16, 2016
Executed at Palmdale, California

Received
FEB 18 2016
By:
City Clerk Dept.

PUBLIC NOTICE

CITY OF PALMDALE
NEIGHBORHOOD SERVICES DEPARTMENT

A PUBLIC HEARING TO OBTAIN CITIZEN INPUT ON COMMUNITY NEEDS, AND
PUBLIC COMMENT FOR THE PROPOSED 2016-2017 CDBG AND HOME ACTIVITIES AND EXPENDITURES.

In compliance with the City's approved Citizen Participation Plan, and with the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) implementing regulation 24 CFR 91.105, notice is hereby given to the general public that the City Council will hold a public hearing at 7:00 p.m. on March 2, 2016 at 38300 Sierra Highway, Suite B, Palmdale, CA to obtain citizen input on the community needs and to hear public input concerning the use of 2016 CDBG and HOME funds for the Draft 2016 Action Plan, and proposed 2016-2017 CDBG and HOME activities and expenditures. For more information, please call Sophia Reyes of the Neighborhood Services Department at (661) 267-5126.
It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, the Architectural Barriers Act, and the City's adopted Limited English Proficiency Plan (LEP) in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a reasonable accommodation to attend or participate in a hearing or meeting, including auxiliary aids or translation services, please contact the City Clerk's Office at least 48 hours prior to the meeting at (661) 267-5151.

Rebecca J. Smith
City Clerk

February 16, 2016

Valley Press
37404 SIERRA HWY., PALMDALE CA 93550
Telephone (661)267-4112/Fax (661)947-4870

AVISO AL PÚBLICO

AYUNTAMIENTO DE LA CIUDAD DE PALMDALE
DEPARTAMENTO DE SERVICIOS PARA VECINDARIOS

UNA AUDIENCIA PÚBLICA PARA OBTENER APORTACIONES POR PARTE DE LOS CIUDADANOS REFERENTE A LAS NECESIDADES COMUNITARIAS, Y COMENTARIOS PÚBLICOS PARA LA PROPUESTA DE ACTIVIDADES Y GASTOS DEL AÑO FISCAL 2016-2017 CDBG Y HOME

Conforme al Plan de Participación Ciudadana del Ayuntamiento de la Ciudad y con el Departamento de Vivienda y Desarrollo Urbano (U.S. Department of Housing and Urban Development (HUD)) a través de los Programas de Subsidios Globales para el Desarrollo Comunitario (CDBG) y el Programa de Asociación para Inversiones en Vivienda HOME, se implemente la regulación 24 CFR 91.105, por este medio se notifica al público en general que el Concejo Municipal llevará a cabo una audiencia pública a las 7:00 P.M. en Marzo 2, 2016 en 38300 Sierra Highway, Suite B, Palmdale, CA, con el fin de obtener aportaciones por parte del público referente a las necesidades comunitarias y para escuchar aportaciones del público concernientes al uso de los fondos de CDBG y HOME del 2016 para el borrador del Plan de Desempeño 2016, y la propuesta de las actividades y gastos de 2016-2017 para CDBG y HOME. Para mayor información comuníquese con Sophia Reyes, Departamento de Servicios para Vecindarios al (661) 267-5126.

El Ayuntamiento tiene como objetivo cumplir en todo con respecto a la Sección 504 de la Ley de Rehabilitación de 1973, tal y como se enmendó, la Ley de Americanos con Discapacidades (ADA) de 1990 y la Ley de Enmienda a ADA del 2008, la Ley de Vivienda Justa, y la Ley de Barreras Arquitecturales, y con el Plan de Dominio Limitado del Inglés (LEP), en todos sus aspectos, y adoptado por el Ayuntamiento. Si usted necesita documentos públicos en un formato accesible, el Ayuntamiento hará lo posible dentro de lo razonable para dar cabida a su petición. Si usted requiere acomodo especial debido a alguna discapacidad para asistir o participar en una audiencia o junta, incluyendo aparatos auxiliares o servicios de traducción, por favor comuníquese a la Oficina del Secretario Municipal por lo menos 48 horas antes de la junta al (661) 267-5151.

Rebecca J. Smith
Secretario Municipal

Febrero 16, 2016

AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA } ss

County of Los Angeles

PUBLIC NOTICE
HOME ACTIVITIES

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February 16, 2016

I certify (or declare) under penalty of perjury that the fore-going is true and correct.

Alexandra Burns
Signature

Dated: February 16, 2016
Executed at Palmdale, California

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By:
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37404 SIERRA HWY., PALMDALE CA 93550
Telephone (661)267-4112/Fax (661)947-4870

The space above for filing stamp only

AVISO AL PÚBLICO

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Rebecca J. Smith
Secretario Municipal

Febrero 16, 2016

CITY OF PALMDALE

2016/2017 ANNUAL ACTION PLAN
JULY 1, 2016 THROUGH JUNE 30, 2017

APPENDIX B
Grantee Unique Appendices

- Affordable Housing Units in Palmdale
- Homeless Facilities and Services in Los Angeles County
- CDBG Low- and Moderate-Income Area Map

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Affordable Housing Inventory						
Project Name	**Location**	**Total Units**	**Total Affordable Units**	**Type**	**Date of Potential Conversion**	**Type of Assistance**
Manzanita Villas	570 Knollview Court, Palmdale, CA 93551	144	29	Family	2042	City Regulatory Agreement
Carmel Apartments	38722 11th Street East, Palmdale, CA 93550	112	23	Family	2023	Local Mortgage Revenue Bond
Oasis Apartments	38300 11th Street East, Palmdale, CA 93550	336	67	Family	2025	Local Mortgage Revenue Bond
Summerwood Apartments	38272 11th Street East, Palmdale, CA 93550	54	52	Family	02/01/2028	Multifamily Housing Revenue Bond
La Quinta Apartments	38301 11th Street East, Palmdale, CA 93550	100	98	Family	07/01/2028	Multifamily Housing Revenue Bond
Park Vista Apartments	38204 11th Street East, Palmdale, CA 93550	28	27	Family	07/01/2028	Multifamily Housing Revenue Bond
Impressions Apartment	38045 10th Street East, Palmdale, CA 93550	109	107	Senior	07/01/2028	Multifamily Housing Revenue Bond
Boulders at the Ranch 1	40701 Rancho Vista Blvd., Palmdale, CA 93550	358	358	Mobile Home Park	09/21/2027 for Series A 09/01/2007 and 09/01/2027 for Series B	Tax-Exempt (Series A) and Taxable (Series B) Bonds secured by Housing Set-Aside funds
Boulders at the Ranch II	5200 Entrar Drive, Palmdale, CA 93551	206	206	Mobile Home Park	09/21/2027 for Series A 09/01/2007 and 09/01/2027 for Series B	Tax-Exempt (Series A) and Taxable (Series B) Bonds secured by Housing Set-Aside funds

Affordable Housing Inventory						
Project Name	**Location**	**Total Units**	**Total Affordable Units**	**Type**	**Date of Potential Conversion**	**Type of Assistance**
Boulders at the Lake	1030 East Avenue S, Palmdale, CA 93551	222	222	Mobile Home Park	09/21/2027 for Series A 09/01/2007 and 09/01/2027 for Series B	Tax-Exempt (Series A) and Taxable (Series B) Bonds secured by Housing Set-Aside funds
Palmdalia Apartments	38040 11th Street East, Palmdale, CA 93550	64	64	Family	Tax credit require 55 years of affordability expiring in 2057 20-year HA contract expires 2032	4% tax credit purchase 2012 20-year Section 8 HAP contract
Palmdale Gardens	38601 10th Street East, Palmdale, CA 93550	76	76	Senior	N/A	Purchased with conventional mortgage Section 8 contract renewed annually
Palmdale East Q	1000 East Avenue Q, Palmdale, CA 93550	90	90	Family	2055 Tax Credits	Purchased with tax credit finance 2002 Section 8 contract renewed annually
East 35th Street Apartments	37929 35th Street East, Palmdale, CA 93550	48	48	Family	Long-term Section 8 contract expires 2025	Section 221 (D)(4) Long-term Section 8 contract
Palmdale Desert Club Apartments	37902 North 20th Street, Palmdale, CA 93550	80	80	Family	N/A	Purchased with tax credit finance Section 8 contract renewed annually
Village Garden Apartments	1020 East Avenue R, Palmdale, CA 93550	80	80	Family	N/A	Section 8 contract renewed annually
Desert View Apartments	38633 East 10th Street, Palmdale, CA 93550	55	55	Family	09/01/2023	221 (D)(4) MKT Section 8 NC
Whispering Palms	38250 9th Street East, Palmdale, CA 93550	75	74	Senior	2073	Multifamily Housing Revenue Bond, HOME

Affordable Housing Inventory						
Project Name	**Location**	**Total Units**	**Total Affordable Units**	**Type**	**Date of Potential Conversion**	**Type of Assistance**
Cielo Azul	38040 27th Street East, Palmdale, 93550	80	79	Senior	2062	Housing Set Aside Funds, Tax Credits
Summer Terrace	38530 Tierra Subida Avenue, Palmdale, CA 93550	80	79	Senior	2064	Tax Credits, HOME
Palo Verde Terrace	38235 10th Street East, Palmdale, CA 93550	78	77	Senior	2061	Tax Credits, HOME
Casablanca Apartments	4160 East Avenue R, Palmdale, CA 93550	200	200	Family	2055	Tax Credit
Wright Brothers Court	38832 4th Street East, Palmdale, CA 93550	156	156	Family	2074	Tax Credits, HOME
	Total	**2,831**	**2,347**			

Source: City of Palmdale Housing Element Adopted November 06, 2013

Homeless Facilities and Services in Los Angeles County

Name Location	Type of Services
2-1-1 Los Angeles	2-1-1- is a free and confidential services available 24 hours a day providing information and resources for health and social services in Los Angeles County.
1736 Family Crisis Center	1736 Family Crisis Center provides support services to victims of domestic violence, runaway and homeless youth, homeless families, unemployed adults and youth, and other low-income community members in need of assistance.
A Community of Funds	A Community of Funds is a nonprofit affordable housing developer who provides quality permanent supportive housing for people with mental illness.
Alliance for Housing and Healing	This organization provides essential housing and supportive services to people living in poverty with HIV/AIDS or other challenging health conditions.
Ascencia	Ascencia provides essential housing and supportive services to people living in poverty with HIV/AIDS or other challenging health conditions.
Beyond Shelter	Beyond Shelter is a non-profit organization with the mission to develop systemic approaches to combat poverty and homelessness among families with children, and to enhance family economic security and well-being.
Bridge to Home	Bridge to Home provides shelter to the homeless residents of Santa Clarita Valley during the winter months. Client care services are also offered case management and other supportive services to help them become self-sufficient.
Buddhist Tzu Chi Medical Foundation	The Buddhist Tzu Chi Medical Foundation provides quality health care (medical and dental) and prevention service to financially disadvantaged residents, regardless of their age, sex, race or religious affiliations at minimal or no charge.
California Hispanic Commission on Alcohol & Drug Abuse, Inc., (CHCADA)	CHCADA provides substance abuse treatment/recovery services; outpatient family support services; shelter and support services to those subject to domestic violence and dysfunctional behaviors.
Catholic Charities of Los Angeles, Inc.	Catholic Charities help those who were once homeless prepare for independent futures by providing them with counseling, education, job training and support services
Center for the Pacific Asian Family, Inc. (CPAF)	CPAF is a nonprofit agency specializing in assisting Asian and Pacific Islanders who are surviving sexual assault and/or domestic violence. Services include: 24-Hour hotline and intervention services, emergency shelter, transitional shelter, employment and housing initiatives, children's program, and outreach, prevention and education programs.
Chrysalis	Chrysalis is a nonprofit organization dedicated to creating a pathway to self-sufficiency for homeless and low-income individuals by providing the resources and support needed to find and retain employment.
City of Covina	The Covina Housing Authority transitional house provides a location where homeless mothers with children are housed for up to twelve months, rent-free. The families are required to save a portion of their income, and to work closely with the case manager to reach their goals of becoming self sufficient.
City of Lancaster	The City of Lancaster's Homelessness Prevention and Rapid Re-Housing Program provides temporary financial assistance and/or services to individuals and families as a bridge to gain long-term housing stability.
City of Pomona	The City of Pomona's homeless programs provides temporary financial assistance and/or support services to individuals and families as a bridge to gain long-term housing stability and self-sufficiency,

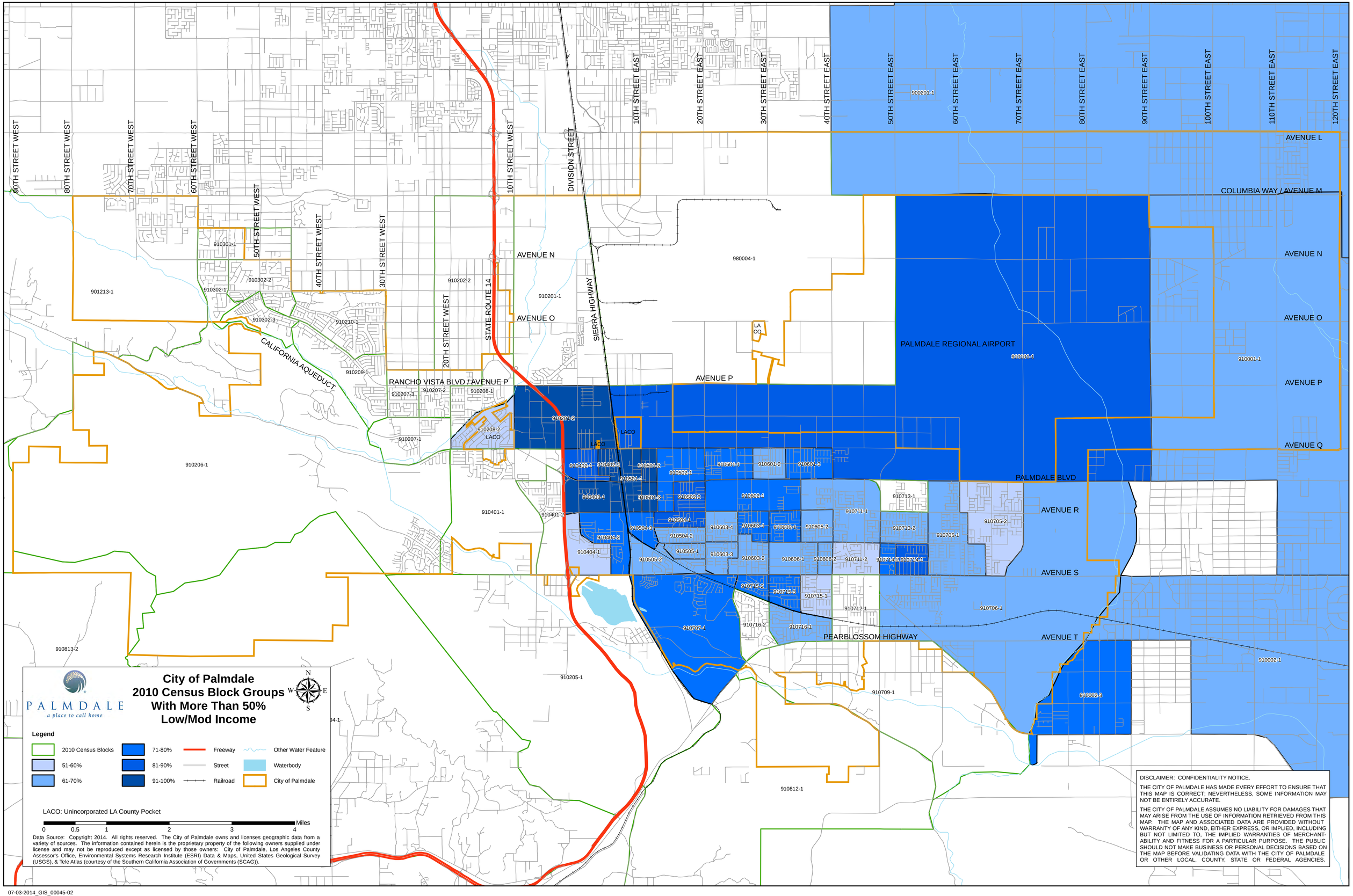
City of Santa Monica	The City of Santa Monica's Shelter Plus Care program links homeless persons with disabilities with housing with supportive services. Services include case management, housing assistance and coordination of other necessary community services.
CLARE Foundation, Inc.	CLARE Foundation provides effective and compassionate treatment, recovery, and prevention services to individual and families who's lives are impacted by alcoholism and substance abuse.
Covenant House California	Covenant House California (CHC) reaches out to at-risk homeless youth ages 18-21 living on the streets and offer them hope and opportunities to turn their lives around. Services include shelter, food, a clean change of clothes and case management service.
Department of Children and Family Services of the County of Los Angels	L. A. County Department of Children and Family Services provides temporary financial assistance and/or support services to individuals and families as a bridge to gain long-term housing stability and self-sufficiency,
East San Gabriel Valley Coalition for the Homeless	The East San Gabriel Valley Coalition serve the needs of the homeless and those at risk of homelessness by providing such services as a winters shelter, emergency assistance and health outreach.
East Valley Community Health Center	East Valley Community Health Center provides quality and accessible comprehensive healthcare and health education services to the low-income and underserved populations of the East San Gabriel and Pomona Valleys.
Ecumenical Council Pasadena Congregations	Ecumenical Council Pasadena Congregations provides shelter for homeless individuals and families during the winter season, food pantry services, support services and limited temporary rental assistance to homeless families.
First Place for Youth	First Place helps foster kids build the skills they need to make a successful transition to self-sufficiency and responsible adulthood.
First to Serve, Inc.	First To Serve Outreach Ministries serves men women and families affected by and struggling with substance abuse, domestic violence and homelessness. Services provided include housing, medical, mental health, support services, and skills building through education, counseling and support.
Gramercy Housing Group	PATH is a family of agencies working together to end homelessness for individuals, families, and communities throughout Southern California by prioritizing housing while providing customized supportive services for people in need.
Harbor Interfaith Services	Harbor Interfaith Services empowers the homeless and working poor to achieve self-sufficiency by providing support services including shelter, transitional housing, food, job placement, advocacy, childcare, education and life-skills training. Services are limited to residents of the South Bay area of Los Angeles, which includes San Pedro, Wilmington, Harbor City, Lomita, Torrance, Harbor Gateway, and Long Beach.
Hathaway-Sycamores Childe and Family Services Transitional Living Center	Hathaway-Sycamores Child and Families Services' Transitional Living Center provides housing and support services to youth emancipating from the foster care system to help them acquire the skills the need to live independently.
Hillview Mental Health Center, Inc.	Hillview Mental Health Center provides East San Fernando Valley residents who have chronic mental illness, including substance dependency, and are at risk of homelessness to those in recovery who need assistance with continuing medication and therapeutic support.
His Sheltering Arms	His Sheltering Arms' treatment centers provide gender-specific, personalized medical and psychotherapeutic treatment for women suffering from alcohol and substance addictions.

Homes for Life Foundation	HFLF is dedicated to establishing a network of permanent, affordable, service-enriched housing within the geographic boundaries of Los Angeles County for individuals who suffer from mental disabilities, those who are homeless or at imminent risk of becoming homeless.
House of Ruth (Claremont)	House of Ruth provides life-saving domestic violence services for residents of eastern Los Angeles and western San Bernardino counties.
Housing Works	Housing Works' Home First provides outreach and engagement to people experiencing chronic homelessness and living with complex conditions such as mental illness, substance misuse and chronic health conditions. Services provide include street outreach services, case management, housing and other support services to ensure housing stability.
Integrated Recovery Network	The Integrated Recovery Network helps homeless and formerly homeless people access to health care and jobs.
Jenesse Center, Inc.	Jenesse Center is provides comprehensive, centralizesd base of support services to victims of domestic violence. Services include education, research, resources and advocacy.
Jewish Family Services	Jewish Family Service of Los Angeles is a multi-service agency whose goals are to strengthen and preserve individual, family and community life by providing a wide range of needed human services to people in the community at every stage of the life cycle, especially those who are poor and disadvantaged.
Jovenes, Inc.	Jovenes provides homeless, at-risk youth (18-25) with a chance to create a path to personal growth and success by providing housing and other community-based services that create opportunities for them to lead productive lives.
JWCH Institute, Inc.	JWCH provides homeless health care services ranging from medical examination to laboratory services for the communities of Los Angeles County.
Lamp Community, Inc.	Lamp Community ends homelessness of Los Angeles' most vulnerable individuals, primarily adults with mental illness, through a continuum of services and housing, enabling them to reach their highest level of self-sufficiency and community integration.
Long Beach Rescue Mission	Long Beach Rescue Mission provides food, clothing, shelter and spiritual guidance to the homeless and less fortunate people of the community.
Los Angeles Family Housing Corporation	Los Angeles Family Housing Corporation helps families transition out of homelessness and poverty through a continuum of housing enriched with supportive services.
Los Angeles Gay & Lesbian Center	The Los Angeles Gay & Lesbian Center provides homeless youth ages 18-24 with a place to stay, meals, clothing, counseling, showers and the support you need to make it on your own. Transitional Living Program for up to 18 months is also available.
Los Angeles House of Ruth	Los Angeles House of Ruth to provide temporary & transitional housing for homeless & battered women & their children.
Los Angeles Youth Network	The Goal of LAYN Programming is to provide youth in crisis with temporary and long term shelter, along with supportive services that promote safety and self sufficiency.
LTSC Community Development Corporation	LTSC Services include individual and family mental health counseling, child abuse prevention, case management, support groups, senior services, childcare, preschool, after-school youth programs, and domestic violence programs.
Lutheran Social Services of Southern California	LSS serves the poor and underserved individuals and families by providing them with tangible goods and services such as food pantries & hot meals, clothing, emergency vouchers for hotel, bus, gas and utilities, housing and rental referrals, eviction prevention, mobile clinic and prescription assistance, holiday, school or hygiene packs,

	humanitarian response during times of natural or man-made disasters and other short-term assistance programs.
Mental Health America of Los Angeles	In both Antelope Valley and Long Beach, MHA's Homeless Assistance Programs helps homeless people with mental illness find housing, get mental health and health care, and solve their other problems so they can leave the streets permanently.
New Directions, Inc.	New Directions for Veterans is a licensed, long-term drug and alcohol treatment program that provides food, shelter, support and rehabilitation to its clients.
Ocean Park Community Center	OPCC is the largest social services agency on the Westside of Los Angeles that provides highly effective, fully integrated services to the most traumatized, vulnerable and needy members of our community—homeless individuals, victims of domestic violence, at-risk youth, indigent Veterans, and people dealing with severe physical or mental illness or substance abuse. OPCC offers seven core services that provide support in the areas of housing, domestic violence, physical health, mental health, life skills/wellness, income services and substance abuse.
Our Saviour Center	The Center provides critically needed programs such as preventative health care and wellness to poor and low-income families and individuals in the East San Gabriel Valley.
Pacific Clinics	Pacific Clinics behavioral health services including treatment, prevention and early intervention, program development and evaluation, research, training, and public education and advocacy.
Penny Lane Centers	Penny Lane Centers provide therapeutic residential services, foster family home placements, adoption services, transitional and affordable housing, family preservation, wraparound and mental health services for children youth and families throughout Los Angeles County.
People Assisting the Homeless	PATH is a family of agencies working together to end homelessness for individuals, families, and communities throughout Southern California by prioritizing housing while providing customized supportive services for people in need.
Project New Hope	Project New Hope promotes and provides safe affordable housing and supportive services, for low- and moderate-income individuals or families with disabilities (such as HIV/AIDS) and Seniors, living in Southern California.
Prototypes	Prototypes help women who are struggling with addiction and other serious issues such as domestic violence and mental issues.
Proyecto Pastoral	Proyecto Pastoral provides training, education and social services with the Pico-Aliso/Boyle Heights district of East Los Angeles. Programs include after school academic enrichment, gang violence prevention; quality free to low-cost early education and preschool services; and shelter and support services to homeless men.
Sanctuary of Hope	Sanctuary of Hope provides youth and young adults with a support system that meets their cultural, educational, emotional, mental, and housing needs in an effort to help these youth and young people live independently.
San Fernando Valley Community Mental Health Center, Inc.	The San Fernando Valley Community Mental Health Center, Inc. is dedicated to improving the mental health of individuals and families within the community. Primary emphasis is placed on providing services to children, adolescents and transitional age youth with serious emotional disorders, and services for adults and older adults with severe and persistent mental illness.
SHIELDS for Families, Inc.	SHIELDS for Families provided low- and moderate-income individuals or families with child and youth development, child welfare, mental health, substance abuse, and other support services.

Skid Row Development Corporation	Skid Row Development Corporation provides services and economic opportunities to the homeless and low-income individuals in Skid Row.
Skid Row Housing Trust	The Skid Row Housing Trust (the Trust) provides permanent supportive housing so that people who have experienced homelessness, prolonged extreme poverty, poor health, disabilities, mental illness and/or addiction can lead safe, stable lives in wellness.
Special Services for Groups, Inc.	SSG's homeless/safety net/basic needs programs offer a variety of services designed to meet the client's immediate need for food and shelter, while also identifying and strengthening individual and family resources that promote greater self-sufficiency and long-term stability.
SRO Housing Corporation	SRO Housing Corporation is a non-profit, community-based organization, dedicated to building a vibrant community for homeless and low-income individuals in the Central City East Community of downtown Los Angeles, more commonly known as "Skid Row". SRO Housing Corporation also provides a full continuum of housing; Emergency, Transitional, and Permanent Supportive Housing (PSH) in conjunction with a wide array of supportive services including food services, case management, information and referrals, transportation, community events, and more.
St. Anne's	St. Anne's offers an array of comprehensive programs including: residential treatment care, transitional housing, mental health, child care, family literacy, family preservation, educational and vocational preparation, as well as access to, and collaborations with, other agencies and providers.
St Joseph's Center	St. Joseph's Center provide working poor families, as well as homeless men, women, and children of all ages with the inner resources and tools to become productive, stable and self-supporting members of the community. Services provided basic services such as food, laundry service, access to showers, phones and mail service. Clients can also be connected with emergency shelter, medical care, and mental health, substance abuse treatment and other supportive services.
Step Up On Second	Step Up delivers compassionate support to people experiencing serious mental illness to help them recover, stabilize, and integrate into the community. Through dynamic partnerships, they provide positive social and learning environments, vocational training, permanent supportive housing opportunities, and recovery services to empower individuals to cultivate lives of hope and dignity.
Tarzana Treatment Center	Tarzana Treatment Centers, Inc. is a full-service behavioral healthcare organization that provides high quality, cost-effective substance abuse and mental health treatment to adults and youths.
Testimonial Community Love Center	Testimonial Community Love Center provides transitional housing and support services to women and children.
The Salvation Army	The Salvation Army Housing and Homeless Services Programs provides group homes, emergency shelters, and transitional living centers provide housing, food, and overnight lodging for varying amounts of time to those in need. In addition, they provide educational, counseling and vocational services to homeless, destitute individuals and families, and youth where family care is undesirable or unavailable. For those families with temporal needs, family service programs help families and needy individuals with emergency food, housing, and utility assistance.
The Salvation Army – Alegria/Bethesda House	The Salvation Army – Alegria/Bethesda House provides homeless individual and families and those who are at-risk of homelessness with services that will help them maintain a stable living environment. Services include: day care, emergency shelter,

	group work services; latchkey programs, seasonal services and transitional housing.
The Salvation Army – Bell	Bell Shelter aims to address the problems and barriers that keep homeless men and women from achieving self-sufficiency. In addition to housing the Bell Shelter provides case management services, individual and group counseling, a licensed 128 bed drug and alcohol program, "Back on Track" program that address emotional and psychological barriers to escaping homelessness, alternative sentencing program for non-violent offenders program, job search assistance, homeless veterans re-intergration program, on-site adult education class, and mobile medical services.
The Salvation Army – Westwood	Westwood Transitional Village's supportive housing program works with families to overcome the barriers to homelessness. The stability of transitional housing and support services helps families make the life changes necessary to become independent productive members of society.
The Salvation Army - Zahn	The Zahn Memorial Center is the only emergency shelter for families in downtown Los Angeles, and provides individuals in crisis with and immediate, safe place to stay and the resources to begin getting their lives back on track.
Union Station Homeless Services	Union Station Homeless Services is San Gabriel Valley's largest social service agency assisting homeless and very low-income adults and families. Their services include street outreach, intake/assessment, care coordination and navigation, meals, shelter, housing, employment development, benefits enrollment, and referrals to medical and mental health services.
United Friends of the Children	United Friends of the Children empowers current and former foster youth on their journey to self-sufficiency through service-enriched education and housing programs, advocacy, and consistent relationships with a community of people who care.
United States Veterans Initiative, Inc.	U.S.VETS is a private non-profit organization providing housing, employment and counseling services to our nation's veterans, the men and women from all branches of the armed forces who have served their country.
Upward Bound House	The mission of Upward Bound House is to eliminate homelessness among families with children by providing housing, supportive services and advocacy.
Valley Oasis	Valley Oasis is a community based organization dedicated to eliminating social and domestic violence and homelessness through community awareness, intervention, prevention, safe shelter, and supportive services.
Volunteers of America (VOA) Los Angeles	VOA is a non-profit human services organization committed to serving people in need, strengthening families, and building communities. VOA's Transition House provides residential and non-residential programs that serve as many as 4,000 people annually. Services include emergency and transitional shelter, job placement services, corrections programs, and addiction counseling for men and women, many of which are geared specifically towards veterans
Watts Labor Community Action Committee	The Watts Labor Community Action Committee assist homeless individuals and their families by providing supportive and educational services, case management, family counseling, drug counseling, medical and mental health services, and temporary shelter, transitional housing, and long-term Section 8 housing.
Weingart Center Association	The Weingart Center provides homeless individuals with the basic skills necessary to stabilize their lives, secure income and find permanent housing.
West Angeles Community Development Corporation	The West Angeles Community Development Corporation's Emergency Services Assistance program provides rent/mortgage, utilities, emergency travel, transportation and food to people in need.



07-03-2014_GIS_00045-02

CITY OF PALMDALE

2016/2017 ANNUAL ACTION PLAN
JULY 1, 2016 THROUGH JUNE 30, 2017

APPENDIX C
SF-424 and Action Plan Certifications

- SF-424: Community Development Block Grant
- SF-424: HOME Investment Partnerships
- 2016-2017 Action Plan Certifications

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CITY OF PALMDALE

2016/2017 ANNUAL ACTION PLAN
JULY 1, 2016 THROUGH JUNE 30, 2017

APPENDIX C
SF-424 and Action Plan Certifications

- SF-424: Community Development Block Grant
- SF-424: HOME Investment Partnerships
- 2016-2017 Action Plan Certifications

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
CA62658	B-16-MC-06-0581

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Palmdale

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
95-2226242	1528176640000

d. Address:

* Street1:	38300 Sierra Highway
Street2:	
* City:	Palmdale
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	93550-4798

e. Organizational Unit:

Department Name:	Division Name:
Neighborhood Services	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Sophia
Middle Name:			
* Last Name:	Reyes		
Suffix:			

Title: Housing Coordinator

Organizational Affiliation:

* Telephone Number:	(661) 267-5126	Fax Number:	(661) 267-5155

* Email: sreyes@cityofpalmdale.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

2016-2017 Action Plan projects using Community Development Block Grant Entitlement funds pursuant to Title I of the Housing and Community Development Act of 1974, as amended.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant 25 * b. Program/Project 25

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2016 * b. End Date: 06/30/2017

18. Estimated Funding ($):

* a. Federal	1,461,099.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,461,099.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: James

Middle Name:

* Last Name: Purtee

Suffix:

* Title: City Manager

* Telephone Number: (661) 267-5100 Fax Number:

* Email: jpurtee@cityofpalmdale.org

* Signature of Authorized Representative: James Purtee * Date Signed: 5/5/16

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
CA62658	M-16-MC-06-0562

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Palmdale

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
95-2226242	1528176640000

d. Address:

* Street1:	38300 Sierra Highway
Street2:	
* City:	Palmdale
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	93550-4798

e. Organizational Unit:

Department Name:	Division Name:
Neighborhood Services	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Sophia
Middle Name:			
* Last Name:	Reyes		
Suffix:			

Title: Housing Coordinator

Organizational Affiliation:

* Telephone Number:	(661) 267-5126	Fax Number:	(661) 267-5155

* Email: sreyes@cityofpalmdale.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

2016-2017 Action Plan projects using HOME Investment Partnerships program funds pursuant to Title II of the National Affordable Housing Act 1990, as amended.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 25
* b. Program/Project: 25

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2016
* b. End Date: 06/30/2017

18. Estimated Funding ($):

* a. Federal	425,455.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	425,455.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [x] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:
* First Name: James
Middle Name:
* Last Name: Purtee
Suffix:

* Title: City Manager

* Telephone Number: (661) 267-5100
Fax Number:

* Email: jpurtee@cityofpalmdale.org

* Signature of Authorized Representative: James Purtee
* Date Signed: 6/21/16

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

James Puntee 5/5/16

Signature/Authorized Official Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2016, 2017, 2018, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

James Pinter 5/5/16

Signature/Authorized Official Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official Date 5/5/16

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.