

Action Plan

Grantee: Palmdale, CA

Grant: B-08-MN-06-0515

LOCCS Authorized Amount:	\$ 7,434,301.00
Grant Award Amount:	\$ 7,434,301.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,200,000.00
Total Budget:	\$ 11,634,301.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The areas of greatest need are the urban neighborhoods and consist of 35 of the 70 block groups in the City of Palmdale. The eligible block groups have over 51% of the population having income of 120% or less of the area median income, and have a HUD assigned risk factor of 7 to 9. Block groups with a risk factor of 10 are rural areas and primarily vacant land.

Distribution and Uses of Funds:

The funds will be used in eligible block groups identified with a HUD risk factor of 7 to 9 and a high concentration of homes financed by subprime mortgage related loans, high percentage of home foreclosures, and areas likely to face a significant rise in the rate of home foreclosures. The funds will be used for acquisition and rehabilitation of foreclosed residences, both multi-family and single family residences, demolition of blighted structures, and a land bank. Census tracts/block groups: 910201-1,2; 910206-1; 910402-1,2; 910403-1; 910404-1,2; 910501-1,2,3; 910502-1,2; 910503-1,2,4; 910601-1,2,3; 910602-1; 910603-1,2,3,4; 910604-2,3,4; 910703-1,2; 910705-1,2; 910706-1; 910707-1; 910710-3,4.

Definitions and Descriptions:

Low Income Targeting:

Palmdale's Neighborhood Stabilization Program participants must meet the income requirement of 120% of area median income as defined by HUD. 25% of the program funds will benefit households meeting the income requirement of 50% of area median income as defined by HUD.

Acquisition and Relocation:

The City is utilizing the Neighborhood Stabilization Program funds to acquire foreclosed vacant residential properties. Properties will be reviewed for relocation requirements based on visual inspection and certifications obtained from sellers.

Public Comment:

No public comment was received.



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
2008-0001	Rehabilitation	2008-001	Acquisition, Rehabilitation, Disp
		2008-002	Acquisition, Rehab, Disp 25% S-A
2008-0003	Clearance and Demolition	2008-003	Demolition
2008-0004	Land Banking - Acquisition	2008-004	Land Banking - Acq
2008-0005	Administration	2008-005	NSP Administration
2008-006	Redevelop demolished or vacant	2008-006	Acquisition - Redevelopment
		2008-007	Direct homeownership Assist & Housing Counseli
		2008-008	Acquisition, Rehab for public facility
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 2008-0001 / Rehabilitation

Grantee Activity Number: 2008-001
Activity Title: Acquisition, Rehabilitation, Disp

Activity Type:
Acquisition - general

Project Number:
2008-0001

Projected Start Date:
01/01/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

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

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Rehabilitation

Projected End Date:
12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,302,140.00
Other Funds: \$ 0.00
Total Funds: \$ 6,302,140.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	18		18	100.00
# of Households	18		18	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	18
# of Housing Units	18
# of Parcels acquired voluntarily	18
# of Properties	18



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Palmdale 38300 Sierra Highway Palmdale, CA	Unknown	\$

Location Description:

Eligible Census Tracts and Block Groups with Risk Factor of 7 to 9 as listed in "Recovery Need" section.

Activity Description:

Acquisition, rehabilitation, and disposition of vacant units. Residential property will be acquired at a minimum discount of 1%. The affordability period will be within the HOME Investment Partnership regulations and will require covenants to be recorded on the properties. If other funding sources are utilized for rehabilitation or redevelopment covenants longer in duration may be recorded on the property. If multi-family residential units are acquired, they will remain rental units. If single-family residential units are acquired, they will remain owner occupied units. Beneficiaries of this activity will be households with up to 120% of area median income. The estimated time to acquire, rehabilitate, and dispose of an average property is two years. The City will monitor the properties for owner occupancy in a single family home or income qualification in a multi-family property and other requirements on an annual basis.



Grantee Activity Number: 2008-002
Activity Title: Acquisition, Rehab, Disp 25% S-A

Activity Type:
 Acquisition - general

Project Number:
 2008-0001

Projected Start Date:
 01/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Rehabilitation

Projected End Date:
 12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,602,380.00
Other Funds: \$ 0.00
Total Funds: \$ 2,602,380.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	12
# of Housing Units	12
# of Parcels acquired voluntarily	12
# of Properties	12

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Palmdale 38300 Sierra Highway Palmdale, CA 93550

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Palmdale 38300 Sierra Highway Palmdale, CA 93550	Unknown	\$



Location Description:

Eligible Census Tracts and Block Groups with HUD Risk Factor of 7 to 9 as listed in the "Recovery Need" section.

Activity Description:

Acquisition, rehabilitation and disposition of vacant units for housing for those below 50% of area median income. The property will be acquired at a minimum discount of 1%. The land will be granted to a developer for multi family rental property. The affordability period will be within the HOME Investment Partnership Program regulations and will require covenants to be recorded on the properties. If other funding sources are utilized for rehabilitation or redevelopment covenants longer in duration may be recorded on the property. The estimated time to acquire, rehabilitate, and dispose of an average property is two years. The City will monitor the properties for owner occupancy in a single family home or income qualification in a multi-family property and other requirements on an annual basis.

Project # / Title: 2008-0003 / Clearance and Demolition

Grantee Activity Number: 2008-003
Activity Title: Demolition

Activity Type:
Clearance and Demolition

Project Number:
2008-0003

Projected Start Date:
01/01/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

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

Environmental Assessment:

Benefit Report Type:
NA

Activity Status:
Cancelled

Project Title:
Clearance and Demolition

Projected End Date:
12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Accomplishments

Total



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Palmdale 38300 Sierra Highway, Palmdale, CA
Public Works Dept/Economic Development Dept. Housing Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Palmdale 38300 Sierra Highway, Palmdale, CA	Unknown	\$ 0.00

Location Description:

Eligible Census Tracts and Block Groups with a HUD risk factor of 7 to 9 as listed in the "Recovery Need" section.

Activity Description:

Identify substandard units that are a health and safety issue to surrounding residences and/or neighborhoods. The properties will be in eligible areas that do not exceed 120% of area median income. Properties acquired under NSP, demolished, and redeveloped will have affordability covenants recorded against the property. The affordability period will be within the HOME Investment Partnership regulations and will require covenants to be recorded on the properties. If other funding sources are utilized for rehabilitation or redevelopment covenants longer in duration may be recorded on the property. It is estimated for a property determined to be eligible for this activity to require six months to complete the demolition process.

Project # / Title: 2008-0004 / Land Banking - Acquisition

Grantee Activity Number: 2008-004
Activity Title: Land Banking - Acq

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

2008-0004

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Cancelled

Project Title:

Land Banking - Acquisition

Projected End Date:

12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

National Objective:

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

Environmental Assessment:

Total Budget:

\$ 0.00

Other Funds

\$ 0.00

Total Funds

\$ 0.00

Benefit Report Type:

NA

Proposed Accomplishments

of Housing Units

Total

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Palmdale 38300 Sierra Highway Palmdale, CA 93550

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Palmdale 38300 Sierra Highway Palmdale, CA 93550

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Eligible census tracts and block groups with a HUD risk factor of 7 to 9 as listed in the "Recovery need" section.

Activity Description:

Land Banking. The property will be acquired at a discount of 1%. The land will be held for an estimated period of up to 5 years for disposition to a developer for multi-family rental property. The affordability period will be within the HOME Investment Partnership Program regulations of up to 20 years and will require covenants to be recorded on the properties. If other funding sources are utilized for rehabilitation or redevelopment covenants longer in duration may be recorded on the property. The City will monitor the properties for owner occupancy in a single family home or income qualification in a multi-family property and other requirements on an annual basis.

Project # / Title: 2008-0005 / Administration

Grantee Activity Number:

2008-005

Activity Title:

NSP Administration

Activity Type:

Activity Status:



Administration

Project Number:

2008-0005

Projected Start Date:

09/29/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Under Way

Project Title:

Administration

Projected End Date:

12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,040,950.00

Other Funds

\$ 0.00

Total Funds

\$ 1,040,950.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Palmdale 38300 Sierra Highway Palmdale, CA 93550

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Palmdale 38300 Sierra Highway Palmdale, CA 93550

Organization Type

Unknown

Proposed

\$ 861,160.00

Location Description:

N/A

Activity Description:

Program Administration including but not limited to application preparation, NEPA Clearance, reporting, acquisition, rehabilitation, and disposition of units.



Project # / Title: 2008-006 / Redevelop demolished or vacant properties

Grantee Activity Number: 2008-006
Activity Title: Acquisition - Redevelopment

Activity Type:

Acquisition - general

Project Number:

2008-006

Projected Start Date:

09/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

Redevelop demolished or vacant properties

Projected End Date:

12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Accomplishments

of Parcels acquired voluntarily

of Properties

Total

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed



Location Description:

Eligible Census Tracts and Block Groups with Risk Factor of 7 to 9 as listed in "Recovery Need" section.

Activity Description:

Redevelop through acquisition, rehabilitation, including reconstruction, and disposition of vacant properties for housing. Blighted properties such as those that may have fire damage may be demolished under the Demolition project/activity. The affordability period will be within HOME Investment Partnership regulations and will require covenants be recorded on the properties. If other funding sources are utilized for rehabilitation or redevelopment, covenants longer in duration may be recorded on the property. If multi-family residential units of 5 or more units are acquired they will remain rental units. Beneficiaries of this activity will be households of up to 120% of area median income. The estimated time to acquire, rehabilitate, and dispose of an average property is three years. The City will monitor the properties for owner occupancy in a single family residence or income qualification in a multi-family property and other requirements on an annual basis.



Grantee Activity Number: 2008-007
Activity Title: Direct homeownership Assist & Housing Counseli

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 2008-006

Projected Start Date:
 09/02/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelop demolished or vacant properties

Projected End Date:
 12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 11,550.00

Other Funds: \$ 0.00

Total Funds: \$ 11,550.00

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Clearpoint Financial Solutions

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 City of Palmdale 38300 Sierra Highway Palmdale, CA
 Clearpoint Financial Solutions

Organization Type	Proposed
Unknown	\$ 37,000.00
Non-Profit	\$ 0.00

Location Description:



Communitywide

Activity Description:

Provide Housing Counseling/Education for home ownership in the Antelope Valley area through HUD approved provider. NSP Regulations require 8 hours of home buyer education prior to purchasing a property that utilized NSP funding.



Grantee Activity Number: 2008-008
Activity Title: Acquisition, Rehab for public facility

Activity Type:
 Rehabilitation/reconstruction of public facilities

Project Number:
 2008-006

Projected Start Date:
 09/03/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Area Benefit (Survey)

Activity Status:
 Completed
Project Title:
 Redevelop demolished or vacant properties

Projected End Date:
 12/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 452,500.00
Other Funds: \$ 0.00
Total Funds: \$ 452,500.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0
Proposed Accomplishments	Total			
# of Public Facilities	1			

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of Palmdale 38300 Sierra Highway Palmdale, CA 93550

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Palmdale 38300 Sierra Highway Palmdale, CA 93550	Unknown	\$ 500,000.00

Location Description:
 Eligible Census Tracts and Block Groups with risk factor of 7 to 9 as listed in "Recovery Need" Section.

Activity Description:

Redevelop vacant properties through acquisition, rehabilitation and improvements for public facilities that will provide services for clientele in which 51% of those served are persons of low- and moderate-income. The estimated time to acquire, rehabilitate, provide improvements is one year. The City will monitor that persons served are 51% low-/moderate- clientele.

Action Plan History

Version	Date
B-08-MN-06-0515 AP#1	07/11/2016
B-08-MN-06-0515 AP#2	06/26/2015
B-08-MN-06-0515 AP#3	10/16/2014
B-08-MN-06-0515 AP#4	07/19/2013
B-08-MN-06-0515 AP#5	04/18/2013
B-08-MN-06-0515 AP#6	10/12/2012
B-08-MN-06-0515 AP#7	04/09/2012
B-08-MN-06-0515 AP#8	12/14/2011
B-08-MN-06-0515 AP#9	10/14/2011
B-08-MN-06-0515 AP#10	06/22/2010

