

Grantee: Palmdale, CA

Grant: B-08-MN-06-0515

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-MN-06-0515

Obligation Date:**Grantee Name:**

Palmdale, CA

Award Date:**Grant Amount:**

\$7,434,301.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Original - In Progress

QPR Contact:

Sophia Reyes

Disasters:**Declaration Number**

NSP

Plan Description:

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 has 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.

Recovery Needs:

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.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$7,434,301.00
Total CDBG Program Funds Budgeted	N/A	\$7,434,301.00
Program Funds Drawdown	\$562,652.20	\$667,712.78
Obligated CDBG DR Funds	\$0.00	\$3,510,410.00
Expended CDBG DR Funds	\$0.00	\$145,704.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,115,145.15	\$0.00
Limit on Admin/Planning	\$743,430.10	\$145,704.35
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,858,575.25	\$1,858,580.00

Overall Progress Narrative:

Acquisition, Rehabilitation and Disposition (Incomplete) - City to acquire, rehabilitate and dispose of residential properties for housing those less than 120% of AMI. City has acquired 3 single family residences and two single family residences are in escrow. City is contracting for Phase I's and rehabilitation of the properties. NEPA clearance has been completed on units. Appraisals are underway.

Acquisition, Rehabilitation, Disposition 25% Set Aside (Incomplete) - City to acquire, rehabilitate and dispose of residential properties for housing those less than 50% of AMI. During the quarter, City has acquired 7 single family residences, 3 single family residences are scheduled to complete the acquisition process August 2010, and one two-unit residence in is escrow with the bank considering the appraised value. Units were inspected for Rehabilitation Requirements and contractor bids requested by August 3, 2010. City is contracting for Phase I's. NEPA clearance has been completed on all units. Staff is working with AMCAL and bank to acquire 52 unit apartments. Bank is considering appraised value.

Demolition (Incomplete) - City to demolish blighted structures. Reprogram of funds to be considered by Council August 4, 2010.

Landbanking (Incomplete) - City to acquire and landbank abandoned and foreclosed properties. Reprogram of funds to be considered by Council August 4, 2010.

Administration (Incomplete) - City is using 10% of NSP funds to administer the program.

Acquisition - Redevelopment - (Incomplete) - City will redevelop through acquisition, rehabilitation, including reconstruction, and disposition of vacant properties for housing. Reprogram of funds to be considered by Council August 4, 2010.

Redevelopment - Homeownership Assistance - City is meeting with and in discussion with HUD approved Home Buyer Education Providers to provide required 8 hour classes in Palmdale.

Acquisition, Rehabilitation for Public Facility (Incomplete) - Staff is working with the non-profit Goodwill Southern California to redevelop a vacant City building to provide services under LMML.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-0001, Rehabilitation	\$487,365.79	\$3,390,871.00	\$487,365.79

2008-0003, Clearance and Demolition	\$0.00	\$150,000.00	\$0.00
2008-0004, Land Banking - Acquisition	\$0.00	\$200,000.00	\$0.00
2008-0005, Administration	\$75,286.41	\$743,430.00	\$180,346.99
2008-006, Redevelop demolished or vacant properties	\$0.00	\$2,950,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 2008-001

Activity Title: Acquisition, Rehabilitation, Disp

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2008-0001

Project Title:

Rehabilitation

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,532,291.00
Total CDBG Program Funds Budgeted	N/A	\$1,532,291.00
Program Funds Drawdown	\$210,523.59	\$210,523.59
Obligated CDBG DR Funds	\$0.00	\$1,108,400.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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 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. 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.

Location Description:

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

Activity Progress Narrative:

In July 2010, City has completed acquisition of 3 single family residences and two single family residences are in escrow. In August 2010 a Public Hearing is scheduled to reprogram funds to enable the acquisition of additional units of housing. Units were inspected for rehabilitation requirements and contractor bids requested by August 3, 2010. City is contracting for Phase I inspections. Staff working with AMCAL and bank to acquire 52 unit apartments. Bank considering appraised value.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	5/18
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	5/18

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2008-002

Activity Title: Acquisition, Rehab, Disp 25% S-A

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2008-0001

Project Title:

Rehabilitation

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2014

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,858,580.00
Total CDBG Program Funds Budgeted	N/A	\$1,858,580.00
Program Funds Drawdown	\$276,842.20	\$276,842.20
Obligated CDBG DR Funds	\$0.00	\$1,658,580.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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 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 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.

Location Description:

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

Activity Progress Narrative:

In July 2010, City has completed acquisition of 7 single family residences, 3 single family residences are in escrow and one two unit property is in escrow. Units were inspected for rehabilitation requirements and contractor bids requested by August 3, 2010. City is contracting for Phase I inspections. Staff working with AMCAL and bank to acquire 52 unit apartments. Bank considering appraised value.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	10/1
# of housing units	0	0	0	0/0	0/0	11/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2008-003
Activity Title: Demolition

Activity Category:
 Clearance and Demolition

Activity Status:
 Planned

Project Number:
 2008-0003

Project Title:
 Clearance and Demolition

Projected Start Date:
 01/01/2009

Projected End Date:
 12/31/2012

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Palmdale 38300 Sierra Highway, Palmdale, CA

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway, Palmdale, CA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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 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. It is estimated for a property determined to be eligible for this activity to require six months to complete the demolition process.

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 Progress Narrative:

Funds proposed to be reprogrammed through the Citizen Participation process August 4, 2010 and if approved, activity cancelled.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Planned

Project Number:

2008-0004

Project Title:

Land Banking - Acquisition

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

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 Progress Narrative:

Funds proposed to be reprogrammed through the Citizen Participation process August 4, 2010 and if approved, activity cancelled.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2008-005

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

2008-0005

Project Title:

Administration

Projected Start Date:

09/29/2008

Projected End Date:

12/31/2014

National Objective:

N/A

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$743,430.00
Total CDBG Program Funds Budgeted	N/A	\$743,430.00
Program Funds Drawdown	\$75,286.41	\$180,346.99
Obligated CDBG DR Funds	\$0.00	\$743,430.00
Expended CDBG DR Funds	\$0.00	\$145,704.35
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$145,704.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

Staff completed reporting requirements for Quarter 2, 2010. Staff working on the escrow requirements and compiling rehabilitation specifications for properties acquired and to be acquired. Staff continues its due diligence in to acquire properties under the program.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
 Total Other Funding Sources

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

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2008-006

Project Title:

Redevelop demolished or vacant properties

Projected Start Date:

09/03/2009

Projected End Date:

12/31/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$290,000.00
Total CDBG Program Funds Budgeted	N/A	\$290,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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 of up to 20 years 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.

Location Description:

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

Activity Progress Narrative:

Funds proposed to be reprogrammed through the Citizen Participation process August 4, 2010 and if approved, the activity cancelled.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/2
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

2008-006

Project Title:

Redevelop demolished or vacant properties

Projected Start Date:

09/02/2009

Projected End Date:

12/31/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$10,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

Communitywide

Activity Progress Narrative:

Saff is in discussion with local HUD approved Home Buyer Education Providers regarding having the 8 hour required course provided in Palmdale.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2008-008

Activity Title: Acquisition, Rehab for public facility

Activity Category:

Rehabilitation/reconstruction of public facilities

Activity Status:

Planned

Project Number:

2008-006

Project Title:

Redevelop demolished or vacant properties

Projected Start Date:

09/03/2009

Projected End Date:

12/31/2014

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,650,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

In July 2010 the City received determination that transfer of ownership is not required for redevelopment of the vacant City building and will retain ownership. In July, Notice to Bid was published for design/build of the redevelopment of the building. Bids are due August 2010 and proposed award of the contract will be considered by Council September 1, 2010. Funds less the amount required for rehabilitation proposed to be reprogrammed through the Citizen Participation process August 4, 2010.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
