

Grantee: Palmdale, CA

Grant: B-08-MN-06-0515

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-06-0515

Obligation Date:

03/20/2009

Grantee Name:

Palmdale, CA

Award Date:

03/09/2009

Grant Amount:

\$7,434,301.00

Contract End Date:

03/09/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Sophia Reyes

Disasters:**Declaration Number**

NSP

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 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.

Distribution and 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.

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	\$46,710.16	\$105,060.58
Program Funds Obligated	\$2,766,980.00	\$3,510,410.00
Program Funds Expended	\$40,643.77	\$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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$105,060.58
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. Subsequent to prior efforts that did not result in acquisition of eligible properties, City has 5 accepted Purchase Offers, and is processing escrow documents. Units were inspected for Rehabilitation Requirements 6/21 and 6/22/2010. City is contracting for Phase I's. 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 submitted 10 offers to FNMA for foreclosed single family residences. City has received 10 accepted Purchase Offers, and is processing escrow documents. Units were inspected for Rehabilitation Requirements 6/21 and 6/22/2010. City is contracting for Phase I's. NEPA clearance has been completed on all units. Appraisals are underway. City is performing due diligence for a 52 unit property, May 2010 the Planning Commission had a finding of conformance for the multi-family property. An appraisal was requested. If successful obligating funds for multi-family property, single family residences will be used for housing those less than 120% of AMI or redevelopment and units of the multi-family will be applied to the 25% set aside requirement.

Demolition (Incomplete) - City to demolish blighted structures.

Landbanking (Incomplete) - City to acquire and landbank abandoned and foreclosed properties.

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.

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) - City performed its due diligence to acquire a vacant

commercial building to redevelop into a public facility to house the City's public service providers who provide essential services to households earning 80% or less of AMI. An Appraisal and title report was obtained for the property under consideration. The Planning Commission made a finding of conformance with the general plan in May 2010 for the Commercial Building. Staff evaluated the information compiled and decided to not acquire the property. Staff is working with the non-profit Goodwill to transfer ownership of a vacant City building to Goodwill to provide services under LMMI.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-0001, Rehabilitation	\$0.00	\$3,390,871.00	\$0.00
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	\$46,710.16	\$743,430.00	\$105,060.58
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

Project Number:

2008-0001

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$4,342,431.00
Total CDBG Program Funds Budgeted	N/A	\$4,342,431.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$1,108,400.00	\$1,108,400.00
Program Funds Expended	\$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 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:

City is working with NCST on approval of standard purchase agreements for Wells Fargo and Freddie Mac. Planning Commission had a finding of conformance May 2010 on 52 unit apartment complex. City is continuing its due diligence and requested appraisal. 17 offers were submitted to FNMA for single family residences. City has 5 accepted Purchase Offers, 1 with split funding, and is processing escrow documents. Units were inspected for Rehabilitation Requirements 6/21 and 6/22/2010. Rehabilitation is estimated at over \$50,000 for these properties and will be obligated by September 2010. City is contracting for Phase I's. NEPA clearance has been completed on units. Appraisals are underway.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	5	5/18
# of Parcels acquired voluntarily	5	5/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/18
# of Singlefamily Units	5	5/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/18	0/18	0
# Owner Households	0	0	0	0/0	0/18	0/18	0

Activity Locations

Address	City	State	Zip
37061 Cannon Court	Palmdale	NA	93552
38052 Soudan Avenue	Palmdale	NA	93552
37041 Populus Avenue	Palmdale	NA	93552
38282 Mariner Court	Palmdale	NA	93552
36457 Dewdrop Court	Palmdale	NA	93552

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

Project Number:

2008-0001

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall	Apr 1 thru Jun 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	\$0.00	\$0.00
Program Funds Obligated	\$1,658,580.00	\$1,658,580.00
Program Funds Expended	\$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 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:

City is working with NCST on approval of standard purchase agreements for Wells Fargo and Freddie Mac. Planning Commission had a finding of conformance May 2010 on 56 unit apartment complex. City is continuing its due diligence and requested appraisal. 17 offers were submitted to FNMA and Freddie Mac for single family residences. One City has 10 accepted Purchase Offers, 1 with split funding, and is processing escrow documents. Units were inspected for Rehabilitation Requirements 6/21 and 6/22/2010. Rehabilitation of the units is estimated at over \$300,000 and will be obligated by September 2010. City is contracting for Phase I's. NEPA clearance has been completed on units. Revision 4/26/2011 to delete 2 unit property, 520 Q-5, escrow was cancelled. Revision 5/31/2011 to delete 38282 Mariner Court, property was not acquired or rehabilitated with the 25% set aside activity funds.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Properties	9	9/12
# of Parcels acquired voluntarily	9	9/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	9	9/12
# of Singlefamily Units	9	9/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0
# Owner Households	0	0	0	0/12	0/0	0/12	0

Activity Locations

Address	City	State	Zip
38103 Soudan Avenue	Palmdale	NA	93552
2813 E Avenue R14	Palmdale	NA	93550
3618 Challenger Court	Palmdale	NA	93550
38271 Pioneer Drive	Palmdale	NA	93552
37956 Debra Ann Place	Palmdale	NA	93550
4022 Saddleback Road	Palmdale	NA	93552
2847 E Avenue R15	Palmdale	NA	93550
1338 East Avenue Q-11	Palmdale	NA	93550
37862 Vessing Terrace	Palmdale	NA	93552

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

Project Number:
 2008-0003

Projected Start Date:
 01/01/2009

Benefit Type:
 N/A

National Objective:
 NSP Only - LMMI

Activity Status:
 Cancelled

Project Title:
 Clearance and Demolition

Projected End Date:
 12/31/2012

Completed Activity Actual End Date:

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

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 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:

This activity will address substandard properties acquired that are substandard, blighted, and the cost of rehabilitation would exceed the cost of new construction. Funds proposed to be reprogrammed through the Citizen Participation process August 4, 2010 and if approved, the activity cancelled.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries 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: 2008-004

Activity Title: Land Banking - Acq

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

2008-0004

Projected Start Date:

01/01/2009

Benefit Type:

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Land Banking - Acquisition

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

The City will identify and acquire foreclosed or abandoned properties for land banking, as appropriate. Funds proposed to be reprogrammed through the Citizen Participation process August 4, 2010 and if approved, the activity cancelled.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

Beneficiaries Performance Measures

No Beneficiaries 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: 2008-005

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

2008-0005

Projected Start Date:

09/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Apr 1 thru Jun 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	\$46,710.16	\$105,060.58
Program Funds Obligated	\$0.00	\$743,430.00
Program Funds Expended	\$40,643.77	\$145,704.35
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$40,643.77	\$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 for Quarter 1, 2010. Staff is working with NCST and City Attorney's Office on approval of the standard purchase agreements. HUD Monitored the City's NSP during the month of May 2010. Staff is submitting offers for foreclosed properties owned by FNMA and Freddie Mac. Staff is continuing its due diligence to acquire apartments and commercial property.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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

Project Number:

2008-006

Projected Start Date:

09/03/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Redevelop demolished or vacant properties

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 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:

This activity will address acquiring blighted residential property. Funds proposed to be reprogrammed through the Citizen Participation process August 4, 2010 and if approved, the activity cancelled.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# of Parcels acquired voluntarily	0	0/2

Beneficiaries Performance Measures

No Beneficiaries 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: 2008-007
Activity Title: Direct homeownership Assist & Housing Counseli

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

2008-006

Projected Start Date:

09/02/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelop demolished or vacant properties

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$37,000.00
Total CDBG Program Funds Budgeted	N/A	\$37,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

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

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

Project Number:

2008-006

Projected Start Date:

09/03/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop demolished or vacant properties

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$452,860.00
Total CDBG Program Funds Budgeted	N/A	\$452,860.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

Staff continues to perform due diligence regarding one of the four locations under consideration. In May the City Council provided Staff direction to negotiate acquisition of the property. In May the Planning Commission found the property to be in conformance with the City's General Plan. Staff evaluated the information compiled and decided to not acquire the property. Staff is working with the non-profit Goodwill to transfer ownership of a vacant City building to Goodwill to provide services to low- and moderate-income persons to support the NSP funded housing activities in the area. In July 2010 City received determination transfer of ownership not required for redevelopment of the vacant City building and will retain ownership. Funds less the amount required for rehabilitation proposed to be reprogrammed through the Citizen Participation process August 4, 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/1

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Survey Method

	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	0

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
