

**Grantee: Palmdale, CA**

**Grant: B-08-MN-06-0515**

**October 1, 2010 thru December 31, 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

<b>Program Funds Drawdown</b>	\$2,817,276.67	\$5,322,476.12
<b>Program Funds Obligated</b>	\$0.00	\$7,434,301.00
<b>Program Funds Expended</b>	\$3,033,671.90	\$5,568,087.83
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,115,145.15	\$0.00
<b>Limit on Admin/Planning</b>	\$743,430.10	\$276,529.60
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$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 households with income of 120% or less of Area Median Income (AMI). City has acquired twenty-three (23) single family residences. Five (5) of these properties are being rehabilitated. In the next quarter, the rehabilitated units will be marketed for resale to eligible households, the remaining units will be evaluated for a detailed scope of rehabilitation requirements and based on the estimates and the estimated available budget of \$290,000, requests for bids for these units will be issued.

Acquisition, Rehabilitation, and Disposition 25% Set Aside (Incomplete) - City to acquire, rehabilitate, and dispose of residential properties for housing households with income of 50% or less of AMI. City has acquired ten (10) single family residences. Nine (9) of these properties are being rehabilitated. In the next quarter, the rehabilitated units will be marketed for resale to eligible households, the remaining unit will be evaluated for a detailed scope of rehabilitation requirements and based on the estimate and available budget, a request for bids for the unit will be issued.

Demolition - Cancelled.

Land Banking - Cancelled

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

Acquisition - Redevelopment - Cancelled

Redevelopment - Homeownership Assistance (Incomplete) - City has contracted with HUD approved Home Buyer Education Provider, Clearpoint Credit Counseling Solutions, to provide required eight (8) hour Home Buyer Education seminars in Palmdale.

Acquisition, Rehabilitation for Public Facility (Incomplete) - City has contracted to redevelop vacant City building. Goodwill of Southern California, a nonprofit, to provide services under LMMI at the facility.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-0001, Rehabilitation	\$2,702,201.86	\$6,201,011.00	\$4,996,068.34
2008-0003, Clearance and Demolition	\$0.00	\$0.00	\$0.00
2008-0004, Land Banking - Acquisition	\$0.00	\$0.00	\$0.00
2008-0005, Administration	\$65,196.63	\$743,430.00	\$276,529.60
2008-006, Redevelop demolished or vacant properties	\$49,878.18	\$489,860.00	\$49,878.18
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**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,342,431.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,342,431.00
<b>Program Funds Drawdown</b>	\$2,496,417.95	\$3,498,780.63
<b>Program Funds Obligated</b>	\$0.00	\$4,342,431.00
<b>Program Funds Expended</b>	\$2,666,201.31	\$3,670,644.37
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$2,666,201.31	\$3,670,644.37
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

In the quarter ending December 31, 2010, escrow was completed for nineteen single family properties. Under this activity a total of twenty-four (24) single family properties have been acquired. Of these, one was partially funded under Activity 002. Five (5) of the acquired properties are being rehabilitated and will be completed in the next quarter. Revision 5/31/2011 to correct accomplishment fields resulting from correcting revision of QPR 07/01/2010-09/30/2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	24/18
<b># of Parcels acquired voluntarily</b>	0	24/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	24/18
# of Singlefamily Units	0	24/18

## 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

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	

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

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,858,580.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,858,580.00
<b>Program Funds Drawdown</b>	\$205,783.91	\$1,497,287.71
<b>Program Funds Obligated</b>	\$0.00	\$1,858,580.00
<b>Program Funds Expended</b>	\$281,000.80	\$1,570,543.19
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$281,000.80	\$1,570,543.19
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

In the quarter ending December 31, 2010, one escrow of a single family residence was completed. Through December 31, 2010, City has completed acquisition of ten (10) single family properties. Of these properties, nine (9) are undergoing rehabilitation and will be completed next quarter. Revised 4/26/2011 and 05/31/2011, year to date accomplishment information updated for fields added to report program that caused an error in QPR for quarter end 03/31/2011 and required due to revisions of QPR for 04/01/2010-06/30/2010 and QPR for 07/01/2010 - 09/30/2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	10/12
<b># of Parcels acquired voluntarily</b>	0	10/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/12
# of Singlefamily Units	0	10/12

## 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

**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	

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**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	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway, Palmdale, CA	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Activity cancelled August 2010.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected 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

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<b>Grantee Activity Number:</b>	<b>2008-004</b>
<b>Activity Title:</b>	<b>Land Banking - Acq</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2008-0004

**Projected Start Date:**

01/01/2009

**Benefit Type:**

**Activity Status:**

Cancelled

**Project Title:**

Land Banking - Acquisition

**Projected End Date:**

12/31/2014

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale, CA

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Activity cancelled August 2010.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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

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**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**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$743,430.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$743,430.00
<b>Program Funds Drawdown</b>	\$65,196.63	\$276,529.60
<b>Program Funds Obligated</b>	\$0.00	\$743,430.00
<b>Program Funds Expended</b>	\$0.00	\$240,430.48
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$240,430.48
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 through December 2010. Rehabilitation of 14 properties, the redevelopment of a facility, and single family property resale requirements including Homebuyer Education are in progress.

**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

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<b>Grantee Activity Number:</b>	<b>2008-006</b>
<b>Activity Title:</b>	<b>Acquisition - Redevelopment</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Activity cancelled August 2010.

**Accomplishments Performance Measures**

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

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<b>Grantee Activity Number:</b>	<b>2008-007</b>
<b>Activity Title:</b>	<b>Direct homeownership Assist &amp; Housing Counseli</b>

**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	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$37,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$37,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$37,000.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

A Homebuyer Education Workshop was held on October 16, 2010 by Clearpoint Credit Counseling Solutions. Of the eleven (11) attendees, nine (9) completed the 8 hour workshop. A workshop is scheduled for February 19, 2011 and public service announcements are being released.

**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
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### 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

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**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**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$452,860.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$452,860.00
<b>Program Funds Drawdown</b>	\$49,878.18	\$49,878.18
<b>Program Funds Obligated</b>	\$0.00	\$452,860.00
<b>Program Funds Expended</b>	\$86,469.79	\$86,469.79
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$86,469.79	\$86,469.79
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

During the quarter ending December 31, 2010, design of the improvements to the facility being redeveloped under this activity were completed. Construction of the improvements began December 13, 2011 and at quarter end are 30% complete. Improvements completed include framing, drywalling, painting, and electrical of new offices, and plumbing of restrooms. Redevelopment of the facility is anticipated to be completed the week of March 28, 2011.

**Accomplishments Performance Measures**

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

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