

**Grantee: Palmdale, CA**

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

**October 1, 2011 thru December 31, 2011 Performance Report**

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**Grant Number:**

B-08-MN-06-0515

**Obligation Date:**

03/20/2009

**Award Date:**

03/09/2009

**Grantee Name:**

Palmdale, CA

**Contract End Date:**

03/09/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$7,434,301.00

**Grant Status:**

Active

**QPR Contact:**

Sophia Reyes

**Estimated PIRL Funds:**

\$2,480,000.00

**Total Budget:**

\$9,914,301.00

## Disasters:

### Declaration Number

No Disasters 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 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

**Total Projected Budget from All Sources****This Report Period**

N/A

**To Date**

\$7,629,820.00

**Total Budget**

\$195,879.00

\$7,629,820.00

**Total Obligated**

\$195,519.00

\$7,629,820.00

**Total Funds Drawdown**

\$200,320.78

\$6,570,397.43



<b>Program Funds Drawdown</b>	\$128,900.10	\$6,498,976.75
<b>Program Income Drawdown</b>	\$71,420.68	\$71,420.68
<b>Program Income Received</b>	\$232,177.30	\$303,597.98
<b>Total Funds Expended</b>	\$404,670.03	\$6,975,067.46
<b>Match Contributed</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	\$429,916.47
<b>Limit on State Admin</b>	\$0.00	\$429,916.47

## 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	\$1,907,560.00

## 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. Twelve (12) of these properties have been rehabilitated and listed for sale. Rehabilitation is underway for an additional four (4) properties. Two sales have been completed. Two properties are in escrow.

Acquisition, Rehabilitation, and Disposition (Incomplete) - City to acquire, rehabilitate, and dispose of residential properties for housing households with income of 50% or less of Area Median Income (AMI). City has acquired ten (10) single family residences. Nine (9) of these properties have been rehabilitated and listed for sale to eligible households. Three sales have been completed. Rehabilitation of one property is underway. Three properties are in escrow.

Demolition - Cancelled

Land Banking - Cancelled

Administration - City is using 10% of funds to administer program.

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

Acquisition, Rehabilitation for Public Facility (Complete)



# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-0001, Rehabilitation	\$72,125.55	\$6,377,301.00	\$5,612,460.28
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	\$54,754.55	\$763,019.00	\$429,916.47
2008-006, Redevelop demolished or vacant properties	\$2,020.00	\$489,500.00	\$456,600.00



## Activities

<b>Grantee Activity Number:</b>	<b>2008-001</b>
<b>Activity Title:</b>	<b>Acquisition, Rehabilitation, Disp</b>

**Activity Category:**

Acquisition - general

**Project Number:**

2008-0001

**Projected Start Date:**

01/01/2009

**Benefit Type:**

Direct ( HouseHold )

**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, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,469,741.00
<b>Total Budget</b>	\$127,310.00	\$4,469,741.00
<b>Total Obligated</b>	\$127,310.00	\$4,469,741.00
<b>Total Funds Drawdown</b>	\$133,444.67	\$3,901,528.00
<b>Program Funds Drawdown</b>	\$62,023.99	\$3,830,107.32
<b>Program Income Drawdown</b>	\$71,420.68	\$71,420.68
<b>Program Income Received</b>	\$107,708.70	\$107,708.70
<b>Total Funds Expended</b>	\$355,924.86	\$4,257,452.86
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$355,924.86	\$4,257,452.86
<b>Match Contributed</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:

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. Twelve (12) of these properties have been rehabilitated and listed for sale. Rehabilitation is underway for additional four (4) properties. During this quarter the sale of two properties were completed and three properties have offers or are in escrow.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	24/18
# of Parcels acquired voluntarily	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	1	1	2	1/0	1/18	2/18	100.00
# Owner Households	1	1	2	1/0	1/18	2/18	100.00

## 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	



<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 ( HouseHold )

**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, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,907,560.00
<b>Total Budget</b>	\$48,980.00	\$1,907,560.00
<b>Total Obligated</b>	\$48,980.00	\$1,907,560.00
<b>Total Funds Drawdown</b>	\$10,101.56	\$1,782,352.96
<b>Program Funds Drawdown</b>	\$10,101.56	\$1,782,352.96
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$124,468.60	\$195,889.28
<b>Total Funds Expended</b>	\$6,387.35	\$1,788,740.31
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$6,387.35	\$1,788,740.31
<b>Match Contributed</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:**

Acquisition, Rehabilitation and Disposition 25% Set-Aside (Incomplete) - City to acquire, rehabilitate and dispose of residential properties for housing households of 50% or less of Area Median Income (AMI). City has acquired ten (10) single family residences. Nine (9) of these properties have been rehabilitated and listed for sale to eligible households. During this quarter the sale of two properties were completed and four properties have offers or are in escrow.

**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



# of Parcels acquired voluntarily	0	10/12
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	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	2	0	2	3/12	0/0	3/12	100.00
# Owner Households	2	0	2	3/12	0/0	3/12	100.00

### 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:**

( )

**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**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2011**

N/A

**To Date**

\$763,019.00

**Total Budget**

\$19,589.00

\$763,019.00

**Total Obligated**

\$19,589.00

\$763,019.00

**Total Funds Drawdown**

\$54,754.55

\$429,916.47

**Program Funds Drawdown**

\$54,754.55

\$429,916.47

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$40,707.82

\$470,624.29

City of Palmdale 38300 Sierra Highway Palmdale, CA

\$40,707.82

\$470,624.29

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

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

**Location Description:**

N/A

**Activity Progress Narrative:**

Staff completed reporting and draw requirements through December 2011. Through December 2011, 59 NSP applications were released, 38 applications were received from applicants. Staff processed listing agreements, purchase, escrow and program loan documents, supervised rehabilitation, and provided property management for program properties.

**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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**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 ( HouseHold )

**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**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$37,000.00
<b>Total Budget</b>	\$0.00	\$37,000.00
<b>Total Obligated</b>	\$0.00	\$37,000.00
<b>Total Funds Drawdown</b>	\$1,700.00	\$4,100.00
<b>Program Funds Drawdown</b>	\$1,700.00	\$4,100.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,650.00	\$5,750.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$1,650.00	\$5,750.00
<b>Match Contributed</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:**

City has contracted with HUD approved Home Buyer Education Provider, Clearpoint Counseling Solutions, to provide required eight (8) hour Home Buyer Education seminars in Palmdale. A Workshop was held November 19, 2011 with 23 attendees completing the workshop. In this quarter, one individual who attended a seminar in Palmdale has purchased a property under the Palmdale NSP. Program to date, 87 individuals have attended the Homebuyer Education 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	1	1	1/0	1/0	2/1	100.00
# Owner Households	0	1	1	1/0	1/0	2/1	100.00

## 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 ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Redevelop demolished or vacant properties

**Projected End Date:**

12/31/2014

**Completed Activity Actual End Date:**

10/04/2011

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale, CA

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$452,500.00
<b>Total Budget</b>	\$0.00	\$452,500.00
<b>Total Obligated</b>	(\$360.00)	\$452,500.00
<b>Total Funds Drawdown</b>	\$320.00	\$452,500.00
<b>Program Funds Drawdown</b>	\$320.00	\$452,500.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$452,500.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$452,500.00
<b>Match Contributed</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:**

Rehabilitation was complete March 2011 and services provided from the facility beginning April 2011. Certificate of Occupancy was issued October 4, 2011. Project is complete.

**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	1/1



## 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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