

**Grantee: Palmdale, CA**

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

**July 1, 2009 thru September 30, 2009 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:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**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**

<b>Total Projected Budget from All Sources</b>	N/A	\$7,434,301.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$7,434,301.00
<b>Program Funds Drawdown</b>	\$13,793.00	\$13,793.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$13,793.00
<b>Expended CDBG DR Funds</b>	\$15,379.20	\$38,068.07
<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

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	\$38,068.07
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Staff is working with City Departments including Code Enforcement and Building and Safety to identify potential vacant, abandoned and foreclosed properties. Staff is conducting site visits and working with listing Agents, Title Companies, and Bank representatives/web sites to verify foreclosure and available status of identified properties.

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-0001, Rehabilitation	\$5,190,871.00	\$0.00	\$5,190,871.00	\$0.00
2008-0003, Clearance and Demolition	\$500,000.00	\$0.00	\$500,000.00	\$0.00
2008-0004, Land Banking - Acquisition	\$500,000.00	\$0.00	\$500,000.00	\$0.00
2008-0005, Administration	\$743,430.00	\$13,793.00	\$743,430.00	\$13,793.00
2008-006, Redevelop demolished or vacant properties	\$500,000.00	\$0.00	\$500,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

### Activities

**Grantee Activity Number:** 2008-001

**Activity Title:** 2008-001

**Activity Category:**

Acquisition - general

**Project Number:**

2008-0001

**Projected Start Date:**

01/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Rehabilitation

**Projected End Date:**

12/31/2014

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale, CA

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,332,291.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,332,291.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$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:**

Acquisition, rehabilitation, and disposition of vacant units. Residential property will be acquired at a discount of 5 to 15%. 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 51 - 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:**

Staff is currently in the process of locating properties for acquisition. Funds in the amount of \$500,000 were reprogrammed to Project 2008-006 Redevelop Demolished or Vacant Properties.

**Performance Measures**

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

**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

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<b>Grantee Activity Number:</b>	<b>2008-002</b>
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<b>Activity Title:</b>	<b>2008-002</b>
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#### Activity Category:

Acquisition - general

#### Project Number:

2008-0001

#### Projected Start Date:

01/01/2009

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Activity Status:

Planned

#### Project Title:

Rehabilitation

#### Projected End Date:

12/31/2014

#### Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

#### Overall

#### Jul 1 thru Sep 30, 2009

#### 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

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$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 discount of 5 to 15%. 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:

The City is currently working with Code Enforcement, Building and Safety, and development partner contacts to identify vacant foreclosed properties for acquisition that can be granted to a non-profit affordable housing developer/operator who can rehabilitate and operate (lease affordably) these properties for the use of tenants with 50% area median income. The City anticipates submitting properties for Council consideration under this activity in the upcoming quarter.

## Performance Measures

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

## 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

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**Grantee Activity Number:** 2008-003

**Activity Title:** 2008-003

**Activity Category:**

Clearance and Demolition

**Project Number:**

2008-0003

**Projected Start Date:**

01/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Clearance and Demolition

**Projected End Date:**

12/31/2012

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway, Palmdale, CA

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$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 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:**

The City has not demolished any properties to date; however, funding under this activity will be used in conjunction with projects undertaken with funds from other activities to arrest the decline of NSP Target Area neighborhoods in the upcoming quarter.

**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:** 2008-004

### Activity Category:

Land Banking - Acquisition (NSP Only)

### Project Number:

2008-0004

### Projected Start Date:

01/01/2009

### National Objective:

NSP Only - LMMI

### Activity Status:

Planned

### Project Title:

Land Banking - Acquisition

### Projected End Date:

12/31/2014

### Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

## Overall

## Jul 1 thru Sep 30, 2009

## To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 5 to 15%. 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:

Staff is currently reviewing property eligibility for acquisition based on a list developed by staff to target the City's acquisition efforts.

## 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

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**Grantee Activity Number:** 2008-005

**Activity Title:** 2008-005

**Activity Category:**

Administration

**Project Number:**

2008-0005

**Projected Start Date:**

09/29/2008

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

12/31/2014

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale, CA

**Overall**

**Jul 1 thru Sep 30, 2009**

**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>	\$13,793.00	\$13,793.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$13,793.00
<b>Expended CDBG DR Funds</b>	\$15,379.20	\$38,068.07
<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 has attended HUD trainings for the Neighborhood Stabilization Program. Contracts are in place for Appraisal Services, Title and Escrow Services, and Environmental Services. Contract is in progress for Acquisition Negotiation Services. An amendment adding the Redevelopment Project and Activities was approved by Council and submitted to HUD. Staff has identified properties to target for acquisition under the NSP activities. Technical Assistance is being provided to Developer/organizations interested in developing affordable housing including if proposed properties and uses are eligible under the NSP grant regulations.

**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:** 2008-006

**Activity Category:**

Acquisition - general

**Project Number:**

2008-006

**Projected Start Date:**

09/03/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Redevelop demolished or vacant properties

**Projected End Date:**

12/31/2014

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale, CA

### Overall

### Jul 1 thru Sep 30, 2009

### To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### Activity Description:

Redevelop demolished or vacant properties includes acquisition, disposition, public facilities, and improvements, public services for counseling, relocation, and direct homeownership assistance.

### Location Description:

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

### Activity Progress Narrative:

Council approved the addition and funding of the redevelopment activity in this quarter. This activity will acquire and redevelop demolished or vacant properties meeting the HUD definition of "vacant" (unoccupied for 90+ days). The City has identified substandard vacant properties for acquisition and redevelopment under this activity and will be making offers on these properties to acquire voluntarily.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/3

## 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

**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, 2009	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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:**

Housing Counseling for home ownership through HUD approved provider.

**Location Description:**

Communitywide

**Activity Progress Narrative:**

Staff will be working with HUD approved non-profit organizations to bring public services including Counseling, homebuyer education and other NSP eligible homeowner assistance.

**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	

