

Grantee: Palmdale, CA

Grant: B-08-MN-06-0515

October 1, 2017 thru December 31, 2017 Performance



Grant Number:

B-08-MN-06-0515

Obligation Date:

03/20/2009

Award Date:

03/09/2009

Grantee Name:

Palmdale, CA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,434,301.00

Grant Status:

Active

QPR Contact:

Sophia Reyes

LOCCS Authorized Amount:

\$7,434,301.00

Estimated PI/RL Funds:

\$4,200,000.00

Total Budget:

\$11,634,301.00

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 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

\$10,609,520.00

Total Budget

\$200,000.00

\$10,609,520.00

Total Obligated

\$0.00

\$9,731,810.00



| | | |
|--|--------------|----------------|
| Total Funds Drawdown | \$0.00 | \$9,474,636.12 |
| Program Funds Drawdown | \$0.00 | \$6,498,976.75 |
| Program Income Drawdown | \$0.00 | \$2,975,659.37 |
| Program Income Received | \$177,096.50 | \$3,221,101.02 |
| Total Funds Expended | \$22,716.52 | \$9,527,019.49 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Target | Actual |
|---|----------------|----------------|
| 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 | \$905,881.79 |
| Limit on State Admin | \$0.00 | \$905,881.79 |
| Most Impacted and Distressed Threshold (Projected) | \$0.00 | \$0.00 |
| Progress towards LH25 Requirement | \$2,908,575.25 | \$2,174,339.33 |

Overall Progress Narrative:

Acquisition, Rehabilitation, and Disposition (Incomplete) - City to acquire, rehabilitate, and dispose of residential properties for housing households with income of 120% of Area Median Income (AMI). City has acquired twenty-six (26) single family residences. Twenty-five (25) of these properties have been rehabilitated and listed for sale. Twenty-two (22) sales were completed in prior periods. In the current quarter the sale of 36804 Caldron was completed.

Acquisition, Rehabilitation, and Disposition 25% Set-Aside (Incomplete) - City to acquire, rehabilitate, and dispose of residential properties for housing households with income of 50% of Area Median Income (AMI). City has acquired thirteen (13) single family residences. Thirteen (13) of these properties have been rehabilitated and listed for sale. Twelve (12) sales have been completed.

Demolition - Cancelled.

Land Banking - Cancelled.

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

Redevelopment - Home Ownership Assistance - Complete.

Acquisition, Rehabilitation, of Public Facility - Activity 2008-008 Complete.

Acquisition, Rehabilitation, of Public Facility 2017 - Activity 2008-009 (Incomplete). August 2016 Council approved an activity for acquisition, rehabilitation, and to provide improvements for public facilities that will provide services for clientele with 51% of those served are low- or moderate-income households.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|---------------------------------------|-------------------------------|-------------------------------|-------------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 2008-0001, Rehabilitation | \$0.00 | \$8,904,520.00 | \$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 | \$0.00 | \$1,040,950.00 | \$429,916.47 |
| 2008-006, Redevelop demolished or vacant properties | \$0.00 | \$664,050.00 | \$456,600.00 |



Activities

Project # / Title: 2008-0001 / Rehabilitation

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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/31/2019

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, 2017

N/A

To Date

\$6,302,140.00

Total Budget

\$0.00

\$6,302,140.00

Total Obligated

\$0.00

\$6,003,350.00

Total Funds Drawdown

(\$3,081.24)

\$5,930,365.00

Program Funds Drawdown

\$0.00

\$3,830,107.32

Program Income Drawdown

(\$3,081.24)

\$2,100,257.68

Program Income Received

\$127,591.50

\$2,446,008.29

Total Funds Expended

\$6,644.14

\$5,939,890.00

City of Palmdale 38300 Sierra Highway Palmdale, CA

\$6,644.14

\$5,939,890.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$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% of Area Median Income (AMI). City has acquired twenty-six (26) single family residences. Twenty-five (25) of these properties have been rehabilitated and listed for sale. Twenty-two (22) sales were completed in prior periods. In the current quarter the sale of 36804 Caldron was completed. One new owner, a low income, white/hispanic, female head of household benefited. Upon approval of the QPR, the City will be undergoing an amendment to the Action Plan and revising accomplishment data in the next QPR to reflect the changes that have occurred during the implementation of the NSP Program.

Accomplishments Performance Measures

| | This Report Period | | Cumulative Actual Total / Expected | |
|-----------------------------------|--------------------|--|------------------------------------|--|
| | Total | | Total | |
| # of Properties | 1 | | 27/18 | |
| # of Parcels acquired voluntarily | 1 | | 27/18 | |

| | This Report Period | | Cumulative Actual Total / Expected | |
|-------------------------|--------------------|--|------------------------------------|--|
| | Total | | Total | |
| # of Housing Units | 1 | | 21/18 | |
| # of Singlefamily Units | 1 | | 21/18 | |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-------|-------|---------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod |
| # of Households | 0 | 0 | 0 | 5/0 | 16/18 | 21/18 | 100.00 |
| # Owner Households | 0 | 0 | 0 | 5/0 | 16/18 | 21/18 | 100.00 |

Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|---------|------|--------|-------|-----|-----------------|
|---------|------|--------|-------|-----|-----------------|

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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

| Overall | Oct 1 thru Dec 31, 2017 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,602,380.00 |
| Total Budget | \$0.00 | \$2,602,380.00 |
| Total Obligated | \$0.00 | \$2,223,460.00 |
| Total Funds Drawdown | \$0.00 | \$2,174,339.33 |
| Program Funds Drawdown | \$0.00 | \$1,782,352.96 |
| Program Income Drawdown | \$0.00 | \$391,986.37 |
| Program Income Received | \$49,505.00 | \$775,092.73 |
| Total Funds Expended | \$655.69 | \$2,175,201.49 |
| City of Palmdale 38300 Sierra Highway Palmdale, CA | \$655.69 | \$2,175,201.49 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |
| Match Contributed | \$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 with income of 50% of Area Median Income (AMI). City has acquired thirteen (13) single family residences. Thirteen (13) of these properties have been rehabilitated and listed for sale. Twelve (12) sales have been completed and one is available for sale. Current period activity does not result in accomplishments and beneficiaries to be reported in the tables.



Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-----------------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 11/12 |
| # of Parcels acquired voluntarily | 0 | 11/12 |

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

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod |
| # of Households | 0 | 0 | 0 | 12/12 | 0/0 | 12/12 | 100.00 |
| # Owner Households | 0 | 0 | 0 | 12/12 | 0/0 | 12/12 | 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 | |

Project # / Title: 2008-0005 / Administration

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:

12/31/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA



| Overall | Oct 1 thru Dec 31, 2017 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,040,950.00 |
| Total Budget | \$0.00 | \$1,040,950.00 |
| Total Obligated | \$0.00 | \$1,040,950.00 |
| Total Funds Drawdown | \$3,081.24 | \$905,881.79 |
| Program Funds Drawdown | \$0.00 | \$429,916.47 |
| Program Income Drawdown | \$3,081.24 | \$475,965.32 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$15,416.69 | \$927,878.00 |
| City of Palmdale 38300 Sierra Highway Palmdale, CA | \$15,416.69 | \$927,878.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |
| 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 requirements through December 2017. Staff continues to process applications, maintains a waiting list of potential participants, processes escrows, and is evaluating properties for acquisition.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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



Project # / Title: 2008-006 / Redevelop demolished or vacant properties

Grantee Activity Number: 2008-009

Activity Title: Acquisition, Rehab for Public Facility

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

2008-006

Project Title:

Redevelop demolished or vacant properties

Projected Start Date:

03/01/2017

Projected End Date:

06/30/2020

Benefit Type:

Direct (Person)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale, CA

| Overall | Oct 1 thru Dec 31, 2017 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$200,000.00 |
| Total Budget | \$200,000.00 | \$200,000.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$20,000.00 |
| City of Palmdale 38300 Sierra Highway Palmdale, CA | \$0.00 | \$20,000.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |
| Match Contributed | \$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 two years. 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 or 9 as listed in "Recovery Need" Section. Identified property location: 38560 9th Street East. Palmdale, CA 93550 (APN 3008-039-017)

Activity Progress Narrative:

Acquisition, rehabilitation of property for public facility - Property identified 38560 9th Street East City was successful bidder at September 30, 2017 auction with 10% deposit of \$20,000 to be held in escrow. Court hearing pending regarding March 2017 bidder and City bid scheduled for March 16, 2018. Current period activity does not result in accomplishments and beneficiaries to be reported in the tables.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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
