

# Action Plan

**Grantee:** Lancaster, CA

**Grant:** B-08-MN-06-0510

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<b>LOCCS Authorized Amount:</b>	\$ 6,983,533.00
<b>Grant Award Amount:</b>	\$ 6,983,533.00
<b>Status:</b>	Modified - Resubmit When Ready
<b>Estimated PI/RL Funds:</b>	\$ 7,221,944.29
<b>Total Budget:</b>	\$ 14,205,477.29

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

The City of Lancaster experienced unprecedented growth during the first half of this decade. When the subprime mortgage issues surfaced, the City immediately felt the effects and experienced firsthand the negative impacts brought about by the increase in foreclosed upon and abandoned homes. The City acted in a proactive manner in 2006 and created the Neighborhood Preservation Foreclosure Program funded by the Lancaster Redevelopment Agency's. This program targeted specific, older neighborhoods in decline with a disproportionate number of foreclosed upon homes. Despite these efforts, Lancaster remains among one of the top cities in California, month after month, with a consistently high foreclosure rate. In the Metropolitan Service Area of Los Angeles/Long Beach, the City of Lancaster is among the top three cities with the highest number of foreclosures. In March of 2008, Lancaster ranked number two with 869 foreclosures reported for that month, Los Angeles took the number one spot; and, in September of 2008, Lancaster ranked number three with 853 foreclosures reported for that month, Los Angeles again took the top spot and neighboring Palmdale took the number two spot with 866 reported foreclosures. The City has reviewed and analyzed readily available data and statistics to include the Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. The available data has assisted the City in identifying areas in greatest need of NSP funds. Key identifiers used to develop the target areas included HUD data encompassing the foreclosure abandonment risk score, the predicted eighteen month foreclosure rate, the Home Mortgage Disclosure Act (HMDA) data and the United States Postal Service (USPS) residential vacancy rate data.

### Distribution and Uses of Funds:

The City of Lancaster will use NSP funds for five primary activities, which includes administration. The first activity consists of acquisition/rehabilitation of vacant and foreclosed properties. The second activity involves acquisition and demolition of units where rehabilitation costs would exceed the purchase price. The third activity involves the redevelopment of the acquired and demolished units to be made available to income eligible homebuyers. The fourth activity involves a Direct Homeownership Assistance to provide assistance to low income households for the purchase of a home in the City of Lancaster. The fifth activity is the allowed 10% Administration cost of the NSP grant. The City of Lancaster will prioritize the use of the NSP funds by first acquiring foreclosed units in neighborhoods with high risk factors, which include a high concentration of subprime mortgage loans and high percentage of the possibility of additional foreclosures. The neighborhoods in greatest need meet income eligibility criteria and are near highly visible corridors of the City.

### Definitions and Descriptions:

Blighted Structure A blighted structure is a building in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or



sewer utilities. The City of Lancaster defines a “Blighted Structures” in accordance with Section 33031(a) of the California Health and Safety Code: 33031(a) This subdivision describes physical conditions that cause blight: (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards. (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions. Affordable Rents “Affordable Rents” shall mean lower income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, affordable rent may be established at a level not to exceed 30 percent of gross income of the household. Affordable rents shall be determined in the same manner as pursuant to Health and Safety Code requirements. Continued Affordability The City of Lancaster shall ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and foreclosed-upon homes and residential properties remain affordable to individuals or families with incomes below 120 percent of area median income or, for units originally assisted with funds under the requirements of Section 2301(f)(3)(A)(ii), remain affordable to individuals and families with incomes below 50 percent of area median income. The resale price, as determined by the City of Lancaster, must be affordable to the new purchaser and may not exceed the affordable housing cost for a low-income household. The affordable housing cost is the product of 30 percent times 80 percent of the area median income adjusted for family size appropriate for the property. Resale of the property by the participants during the affordability period to a new purchaser that is not a low-income household, does not intend to occupy the property as a primary residence, or the resale price is not an affordable price, the City shall recapture the entire amount of the City loan, including principal, accrued interest and other applicable loan charges. During the affordability period, should participant transfer the property title, not occupy the property as a primary residence or not comply with any portion of the loan agreement, the City shall recapture the entire amount of the City loan, including principal, accrued interest and other applicable loan charges. Continued affordability will be ensured for the entire period of affordability through monitoring, following the specific HOME monitoring requirements as defined in 24 CFR Part 92. Housing Rehabilitation Standards The City of Lancaster will ensure that all rehabilitation of residential properties utilizing NSP funds comply with applicable laws, codes and other requirement

**Low Income Targeting:**

**LOW INCOME TARGETING**

At least 25 percent or \$1,745,883 of the City’s NSP funding must benefit persons at or below 50 percent of the median area income. The City intends to purchase, rehabilitate and dispose of foreclosed upon or abandoned residential properties to house individuals or families that meet this NSP income requirement.

**Acquisition and Relocation:**

**ACQUISITIONS AND RELOCATION**

The primary NSP eligible activity that the City of Lancaster will undertake involves the acquisition and disposition of homes and residential properties that have been abandoned or foreclosed upon. The City will then rehabilitate the home/unit to ensure that all health and safety and code violations are addressed prior to making any general property improvements. Rehabilitated homes/units will then be made available to first time homeownerships.

The City will commence the acquisition and rehabilitation activity upon the release and authorization of NSP funds. All initial NSP funds for this activity will be committed within the statutory 18-month period, as set forth in Section 2301(c) (1) of HERA.

The number of NSP affordable housing units that the City of Lancaster will make available to low-, moderate- and middle-income households will be determined by the current market conditions at the time of acquisition and rehabilitation. However, the City estimates that up to 15 NSP affordable housing units will be made available to households between 50 to 80 percent of area median income and 20 affordable housing units will be made available to households between 120 to 80 percent of area median income.

The City does not anticipate carrying out any conversion activities. Moreover, the City will not undertake demolition activities of blighted structures.

The City of Lancaster expects to acquire, rehabilitate and sell approximately 12 homes/units to first time homeownerships at or below 50 percent of the area median income. At least 25 percent of NSP funds must benefit persons who meet this income requirement.

**Public Comment:**

**PUBLIC COMMENT**

A 15-day public comment period for the 3rd Substantial Amendment to the NSP Action Plan covering the period from July 14, 2010, to July 28, 2010, was published, however, no public comments were received during the noticing period. The amendment is posted to the City’s website pursuant to NSP requirements.

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-1	Acquisition & Rehabilitation	NSP-1a	Acquisition/ Rehab - LMMI
		NSP-1b	Acquisition/ Rehab LH- 25%



		NSP1a2	Rehabilitation of Vacant/Foreclosed Homes
		NSP1b2	Rehabilitation of Vacant/Foreclosed Homes LH-25%
NSP-2	Demolition		<i>No activities in this project</i>
NSP-3	Revevelop Demolished or Vacant		<i>No activities in this project</i>
NSP-4	Financing Mechanisms		<i>No activities in this project</i>
NSP-5	Administration	NSP-5	Administration of NSP Grant



# Activities

**Project # / Title:** NSP-1 / Acquisition & Rehabilitation

**Grantee Activity Number:** NSP-1a  
**Activity Title:** Acquisition/ Rehab - LMMI

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP-1

**Projected Start Date:**  
 01/05/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition & Rehabilitation

**Projected End Date:**  
 12/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 8,093,517.27

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 8,093,517.27

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	32	24	8	100.00
# of Households	32	24	8	100.00
<b>Proposed Accomplishments</b>				
# of Singlefamily Units	<b>Total</b> 32			
# of Housing Units	32			
# of Properties	32			



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA 93534.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA	Local Government	\$ 8,093,517.27

**Location Description:**

The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.

- 45503 Foxton
- 45539 Foxton
- 45310 Rodin

The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.

- 45430 Elm
- 813 H-5
- 701 H-13

The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by 10th Street west to 15th Street West and from Avenue H to Avenue I.

- 1022 West H-8
- 1035 H-2
- 1120 West H-4

The Lowtree neighborhood in Census Tract 9007.03 bounded by Ave J to K and 10th West to 15th West.

- 1103 West Ave. J-15
- 1124 West J-11
- 1020 West J-6
- 1008 West J-14
- 1144 West J-9
- 1051 west J-10
- 1243 West J-11
- 1156 West J14
- 1114 West J-7
- 1144 West J-7

The El Dorado neighborhood in Census Tract 9006.07 bounded by Lancaster Blvd to Ave J and from Division to Challenger.

- 44445 Foxton
- 639 East Pilsbury
- 44745 6th Street East
- 44651 Foxton

The Joshua neighborhood in Census Tract 9005.01 bounded by Ave J to Ave K and from Division to Challenger.

- 44033 Andale
- 43640 Foxton
- 44035 Rodin
- 616 Eston Place
- 44041 Glenraven

The Trend neighborhood in Census Tract 9010.06 Block Group 6 bounded by 35th Street West to 40th Street West and from Avenue K-10 to Avenue L.

- 43041 36th Street West
- 3801 West K-10

The South Downtown neighborhood in Census Tract 9008.06 bounded by 10th to Sierra Hwy and from Lancaster Blvd. to Avenue J.

- 44406 Fern
- 940 West Norberry



**Activity Description:**

This NSP eligible activity is for the acquisition of vacant and foreclosed properties. The City will acquire vacant and foreclosed properties in accordance with NSP regulations in qualified neighborhoods where there is a high foreclosure and vacancy rate. Properties to be acquired are located in established neighborhoods and in qualified Census Tracts within the community with the greatest percentage of home foreclosures, homes financed by subprime mortgage related loans and areas likely to face a significant rise in the rate of home foreclosures.

The homes/units will be acquired through direct purchases. These direct purchases will be at least 1 percent aggregate below the appraised value, which will be determined no more than 60 days prior to the date of the offer to purchase.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** NSP-1b  
**Activity Title:** Acquisition/ Rehab LH- 25%

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

01/05/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition & Rehabilitation

**Projected End Date:**

12/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,616,506.94

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,616,506.94

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	12	12		100.00
<b># of Households</b>	12	12		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	12
<b># of Housing Units</b>	12
<b># of Properties</b>	12

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA 93534.

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA	Local Government	\$ 2,616,506.94



**Location Description:**

The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.

45542 6th Street East

45542 Andale

The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.

45309 Genoa Avenue

45425 Date Avenue

The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by 10th Street west to 15th Street West and from Avenue H to Avenue I.

1202 West Avenue H-11

45503 Newtree

The Lowtree neighborhood in Census Tract 9007.03 bounded by Ave J to K and 10th West to 15th West.

The El Dorado neighborhood in Census Tract 9006.07 bounded by Lancaster Blvd to Ave J and from Division to Challenger.

717 East Oldfield

44505 Watford

44733 Andale

The Joshua neighborhood in Census Tract 9005.01 bounded by Ave J to Ave K and from Division to Challenger.

44302 3rd Street East

44220 4th Street East

The Trend neighborhood in Census Tract 9010.06 Block Group 6 bounded by 35th Street West to 40th Street West and from Avenue K-10 to Avenue L.

43016 Guyman

The South Downtown neighborhood in Census Tract 9008.06 bounded by 10th to Sierra Hwy and from Lancaster Blvd. to Avenue J.

**Activity Description:**

This NSP eligible activity is for the acquisition of vacant and foreclosed properties. The City will acquire vacant and foreclosed properties in accordance with NSP regulations in qualified neighborhoods where there is a high foreclosure and vacancy rate. Properties to be acquired are located in established neighborhoods and in qualified Census Tracts within the community with the greatest percentage of home foreclosures, homes financed by subprime mortgage related loans and areas likely to face a significant rise in the rate of home foreclosures.

The homes/units will be acquired through direct purchases. These direct purchases will be at least 1 percent aggregate below the appraised value, which will be determined no more than 60 days prior to the date of the offer to purchase.

Vacant and foreclosed properties acquired through this NSP eligible activity will then be rehabilitated and offered for purchase to persons at or below 50 percent of the median area income.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number: NSP1a2**  
**Activity Title: Rehabilitation of Vacant/Foreclosed Homes**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Acquisition & Rehabilitation

**Projected End Date:**

12/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,800,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,800,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
32	24	8	100.00
32	24	8	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

32

32

32

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA 93534.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,800,000.00



**Location Description:**

The rehabilitation of NSP acquired properties will take place in the following neighborhoods:

The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.

45503 Foxtan

45539 Foxtan

45310 Rodin

The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.

45430 Elm

813 H-5

701 H-13

The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by 10th Street west to 15th Street West and from Avenue H to Avenue I.

1022 West H-8

1035 H-2

1120 West H-4

The Lowtree neighborhood in Census Tract 9007.03 bounded by Ave J to K and 10th West to 15th West.

1103 West Ave. J-15

1124 West J-11

1020 West J-6

1008 West J-14

1144 West J-9

1051 west J-10

1243 West J-11

1156 West J14

1114 West J-7

1144 West J-7

The El Dorado neighborhood in Census Tract 9006.07 bounded by Lancaster Blvd to Ave J and from Division to Challenger.

44445 Foxtan

639 East Pilsbury

44745 6th Street East

44651 Foxtan

The Joshua neighborhood in Census Tract 9005.01 bounded by Ave J to Ave K and from Division to Challenger.

44033 Andale

43640 Foxtan

44035 Rodin

616 Eston Place

44041 Glenraven

The Trend neighborhood in Census Tract 9010.06 Block Group 6 bounded by 35th Street West to 40th Street West and from Avenue K-10 to Avenue L.

43041 36th Street West

3801 West K-10

The South Downtown neighborhood in Census Tract 9008.06 bounded by 10th to Sierra Hwy and from Lancaster Blvd. to Avenue J.

44406 Fern

940 West Norberry

**Activity Description:**

This activity is for the rehabilitation of NSP acquired vacant or foreclosed residential properties that were purchased with NSP funds. The City will rehabilitate the NSP acquired home/unit to ensure that all health and safety and code violations are addressed prior to making any general property improvements. The rehabilitation will bring the home/unit into compliance by addressing any preexisting code violations and making the needed repairs to abate existing health and safety issues. Code violations also pertain to unpermitted construction, which will either be brought to code or removed to achieve compliance. The City will then determine the feasibility of making general property improvements, which include energy saving materials and devices related to water conservation and green building improvements that will increase long-term sustainability and affordability.

**Environmental Assessment:** COMPLETED



**Environmental Reviews:** None

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**Grantee Activity Number:** NSP1b2  
**Activity Title:** Rehabilitation of Vacant/Foreclosed Homes LH-25%

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP-1

**Project Title:**  
 Acquisition & Rehabilitation

**Projected Start Date:**  
 03/09/2009

**Projected End Date:**  
 12/31/2019

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 730,883.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 730,883.00

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	12
# of Housing Units	12
# ELI Households (0-30% AMI)	
# of Properties	12

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA 93534.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA	Local Government	\$ 730,883.00



**Location Description:**

The rehabilitation of NSP acquired properties will take place in the following neighborhoods:

The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.

45542 6th Street East

45542 Andale

The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.

45309 Genoa Avenue

45425 Date Avenue

The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by 10th Street west to 15th Street West and from Avenue H to Avenue I.

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The Lowtree neighborhood in Census Tract 9007.03 bounded by Ave J to K and 10th West to 15th West.

The El Dorado neighborhood in Census Tract 9006.07 bounded by Lancaster Blvd to Ave J and from Division to Challenger.

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44733 Andale

The Joshua neighborhood in Census Tract 9005.01 bounded by Ave J to Ave K and from Division to Challenger.

44302 3rd Street East

44220 4th Street East

The Trend neighborhood in Census Tract 9010.06 Block Group 6 bounded by 35th Street West to 40th Street West and from Avenue K-10 to Avenue L.

43016 Guyman

The South Downtown neighborhood in Census Tract 9008.06 bounded by 10th to Sierra Hwy and from Lancaster Blvd. to Avenue J.

**Activity Description:**

This activity is for the rehabilitation of NSP acquired vacant or foreclosed residential properties that were purchased with NSP funds. The City will rehabilitate the NSP acquired home/unit to ensure that all health and safety and code violations are addressed prior to making any general property improvements. The rehabilitation will bring the home/unit into compliance by addressing any preexisting code violations and making the needed repairs to abate existing health and safety issues. Code violations also pertain to unpermitted construction, which will either be brought to code or removed to achieve compliance. The City will then determine the feasibility of making general property improvements, which include energy saving materials and devices related to water conservation and green building improvements that will increase long-term sustainability and affordability.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: NSP-5 / Administration**

**Grantee Activity Number: NSP-5**  
**Activity Title: Administration of NSP Grant**



**Activity Type:**

Administration

**Project Number:**

NSP-5

**Projected Start Date:**

01/05/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

09/09/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 718,353.30**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 718,353.30**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA 93534.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
The Lancaster Redevelopment Agency, 44933 North Fern Avenue, Lancaster CA	Local Government	\$ 665,187.48

**Location Description:**

The Lancaster Redevelopment Agency will be the lead entity for carrying out administration activities, at 44933 North Fern Avenue, Lancaster CA 93534.

**Activity Description:**

General administration and planning, as defined at 24 CFR 570.205 and 206, activities shall not exceed 10 percent of the NSP grant. The 10 percent limitation applies to the grant as a whole to cover the direct costs associated with



administration of the Neighborhood Stabilization Program. Administrative activities include record keeping, environmental reviews, compliance monitoring, appraisal fees, lead and asbestos testing, property maintenance and general administration of the grant funds.

7/12/2010 -- Transferred \$33,165.52 to NSP 1b activity due to additional funds required to draw down 100% of LH 25% acquired properties.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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## Action Plan Comments:

Reviewer - Grantee needs to update their NSP plan to match the final hard copy submitted to HUD.

Reviewer - The grantee should update the activity type for NSP-1a and NSP-1b to reflect acquisition, rehabilitation, and disposition.

Reviewer - The city reported change in action plan as follows: "The only change was a @\$20,000 transfer (less than 20% of activity)." 1/28/11/ hjb

Reviewer - City did revision on Performance measurements to reflect accurate numbers in QPR. 2/1/2010. hjb

Reviewer - Increased estimated PI. Approved. EOO. 11/16/12.

Reviewer - No substantial changes; update on sale of four properties since the last submission was included. Approved. CVC. 03.14.13

Reviewer - Technical amendment extending the performance period of all activities to 09/09/14. Approved by EOO for CVC. 6/11/13.

Reviewer - Dates for all activities extended to 9/9/2014. Approved. EOO. 7/25/13.

Reviewer - Per conversation with grantee re: program income estimates. Rejected. CVC. 10.31.13



- Reviewer - Grantee adjusted estimated Program Income to \$3,200,000. NSP1 Project Budget adjusted to \$9,291,203, with Activity 1a (Acquisition/Rehab - LMMI) increased to \$3,643,813.86 and Activity 1b (Acquisition/Rehab - LH25) increased to \$1,244,055.43. NSP5 Activity - Administration was also increased to \$718,353.30. Approved. CVC. 12.20.2013
- Reviewer - Grantee adjusted NSP1b activity to accommodate transfer of expenditures and vouchers between NSP1a and NSP1b. Approved. EOO. 3/17/14.
- Reviewer - Budget adjustment for NSP 1a & 1b due to expenses for new homes grantee acquired with Program Income.
- Reviewer - PI budget amended to accommodate expenditures for the remaining homes that are currently being rehabbed from estimated revenues from the sale of the properties.
- Reviewer - Budget updates per DRGR clean up report. Grantee has been notified to clear flags. Approved. RMD. 4/5/19
- Reviewer - Correction of budget items as a result of NSP Clean Up Report. Approved. RMD. 4/16/19.
- Reviewer - Grantee is correcting budget items per Clean Up report. Approved. RMD. 4/16/19.
- Reviewer - Budget update. Approved. RMD. 4/24/19.

## Action Plan History

Version	Date
B-08-MN-06-0510 AP#1	07/29/2010
B-08-MN-06-0510 AP#2	02/01/2011
B-08-MN-06-0510 AP#3	04/24/2012
B-08-MN-06-0510 AP#4	11/16/2012
B-08-MN-06-0510 AP#5	03/14/2013
B-08-MN-06-0510 AP#6	06/11/2013
B-08-MN-06-0510 AP#7	07/25/2013
B-08-MN-06-0510 AP#8	12/23/2013
B-08-MN-06-0510 AP#9	03/17/2014
B-08-MN-06-0510 AP#10	10/27/2015
B-08-MN-06-0510 AP#11	07/11/2016
B-08-MN-06-0510 AP#12	04/05/2019
B-08-MN-06-0510 AP#13	04/16/2019
B-08-MN-06-0510 AP#14	04/16/2019
B-08-MN-06-0510 AP#15	04/24/2019

