

Grantee: Palmdale, CA

Grant: B-08-MN-06-0515

April 1, 2020 thru June 30, 2020 Performance Report

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: Vicky Razo
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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$10,594,011.00
Total Budget	\$0.00	\$10,594,011.00
Total Obligated	\$177,761.00	\$10,348,712.00



Total Funds Drawdown	\$0.00	\$9,986,262.06
Program Funds Drawdown	\$0.00	\$6,554,210.18
Program Income Drawdown	\$0.00	\$3,432,051.88
Program Income Received	\$0.00	\$3,766,695.63
Total Funds Expended	\$5,504.71	\$10,181,484.36
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	\$1,006,881.67
Limit on Admin	\$0.00	\$1,006,881.67
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,908,575.25	\$2,304,992.28

Overall Progress Narrative:

Activity 2008-001 (Complete) - 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-six (26) sales were completed in prior periods.

Activity 2008-002 (Complete) - 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 resold to eligible households.

Activity 2008-004 (Cancelled)- Land banking acquisition.

Activity 2008-005 (Incomplete) - City is using 10% of funds to administer program.

Activity 2008-006 (Cancelled) - Redevelop through acquisition, rehabilitation, reconstruction and disposition of vacant properties for housing.

Activity 2008-007 (Complete) - Provide direct homeownership assistance and housing counseling to individuals in the Antelope Valley.

Activity 2008-008 (Complete) - City to acquire and rehabilitate a public facility.

Activity 2008-009 (Complete) - Acquisition of property completed April 24, 2018. Building on the property was damaged extensively by fire on May 14, 2019.

Activity 2008-010 (Complete) - Demolition and property clearance of 38560 9th Street East completed before December 31, 2019.

Activity 2008-011 (Incomplete) - Land Bank the cleared vacant property acquired in Grantee Activity 2008-009, and cleared in Activity 2008-010. During this quarter we continue to landbank the property.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-0001, Rehabilitation	\$0.00	\$8,904,520.00	\$5,625,924.93
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	\$1,064,010.00	\$464,801.36
2008-006, Redevelop demolished or vacant properties	\$0.00	\$1,130,390.00	\$463,483.89

Activities

Project # / 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:

07/01/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale,

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$6,105,961.00
Total Budget	\$0.00	\$6,105,961.00
Total Obligated	\$0.00	\$6,105,961.00
Total Funds Drawdown	\$0.00	\$5,993,653.78
Program Funds Drawdown	\$0.00	\$3,843,791.89
Program Income Drawdown	\$0.00	\$2,149,861.89
Program Income Received	\$0.00	\$2,991,602.90
Total Funds Expended	\$522.36	\$5,992,939.59
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$522.36	\$5,992,939.59
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 (Complete)- 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-six (26) of these properties have been rehabilitated and listed for sale. Twenty-six (26) sales were completed in prior periods. The City will be undergoing an amendment to the Action Plan and revising accomplishment data to reflect the changes that have occurred in the implementation of the NSP Program. During this quarter we were unable to complete review of prior year expenditures and reclassifications.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	29/28
# of Parcels acquired	0	29/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/28
# of Singlefamily Units	0	23/28

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/9	19/19	24/28	100.00
# Owner Households	0	0	0	5/9	19/19	24/28	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:	2008-002
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:

07/01/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale,

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,339,990.00
Total Budget	\$0.00	\$2,339,990.00
Total Obligated	\$0.00	\$2,339,990.00
Total Funds Drawdown	\$0.00	\$2,304,992.28
Program Funds Drawdown	\$0.00	\$1,782,133.04
Program Income Drawdown	\$0.00	\$522,859.24
Program Income Received	\$0.00	\$775,092.73
Total Funds Expended	\$215.07	\$2,317,380.37
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$215.07	\$2,317,380.37
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 (Complete) - City to acquire, rehabilitate, and dispose of residential properties for housing households with income of 50% of Area Median Income (AMI). City acquired thirteen (13) single family residences. All properties were rehabilitated and sold. One property, 1946 East Avenue Q6 was reclassified from Activity 2008-001 to Activity 2008-002. During this quarter there was no activity.



Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		13/11	
# of Singlefamily Units	0		13/11	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	13/1	0/3	13/11	100.00
# Owner Households	0	0	0	13/1	0/3	13/11	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 # / 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,

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Apr 1 thru Jun 30, 2020

N/A

\$0.00

\$0.00

To Date

\$1,064,010.00

\$1,064,010.00

\$1,040,950.00



Total Funds Drawdown	\$0.00	\$1,006,881.67
Program Funds Drawdown	\$0.00	\$464,801.36
Program Income Drawdown	\$0.00	\$542,080.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,767.28	\$1,011,919.19
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$4,767.28	\$1,011,919.19
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 continues to work with the 9th Street East property. During this quarter the City identified other sources of funding to pursue a feasibility study for the possible development of the vacant property in land bank activity 2008-011.

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 # / 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,

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$220,000.00
Total Budget	\$0.00	\$220,000.00
Total Obligated	\$0.00	\$220,000.00
Total Funds Drawdown	\$0.00	\$216,684.33
Program Funds Drawdown	\$0.00	\$6,883.89
Program Income Drawdown	\$0.00	\$209,800.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$216,684.33
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$216,684.33
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:

This activity is complete. During this quarter there was no activity to report. During the next quarter the City will update the action plan and update the total budget for this activity to reflect the actual amount expended.

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



Grantee Activity Number:	2008-010
Activity Title:	Redevelopment-Demolition

Activity Category:
Clearance and Demolition

Project Number:
2008-006

Projected Start Date:
07/09/2019

Benefit Type:
Area ()

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Redevelop demolished or vacant properties

Projected End Date:
06/30/2020

Completed Activity Actual End Date:

Responsible Organization:
City of Palmdale 38300 Sierra Highway Palmdale,

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total Budget	\$0.00	\$350,000.00
Total Obligated	\$177,761.00	\$177,761.00
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	\$178,510.88
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$178,510.88
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of the remaining portions of vacant building destroyed by fire located at 38560 9th Street East, clearance of the parking lot, and proper disposal of the rubble and asphalt.

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:

Awarded contract October 1, 2019 for demolition of the remaining portions of vacant building destroyed by fire located at 38560 9th Street East, clearance of the parking lot, and proper disposal of the rubble and asphalt. Demolition of the remaining portions of the vacant building destroyed by fire, clearance of the parking lot, and proper disposal of the rubble and asphalt was completed as of December 31, 2019. This activity is complete. During this quarter there was no activity to report. During the next quarter we will update the action plan and update the total budget for this activity to reflect the actual amount expended.

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



Grantee Activity Number:	2008-011
Activity Title:	Redevelopment-Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

2008-006

Projected Start Date:

07/09/2019

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop demolished or vacant properties

Projected End Date:

06/30/2029

Completed Activity Actual End Date:

Responsible Organization:

City of Palmdale 38300 Sierra Highway Palmdale,

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
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	\$0.00
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Land Bank the cleared vacant property located at 38560 9th Street East acquired in Grantee Activity 2008-009 and cleared in Activity 2008-010.

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:

Land Bank of the cleared vacant property located at 38560 9th Street East acquired in Grantee Activity 2008-009 and cleared in Activity 2008-010. Current period activity does not result in accomplishments and beneficiaries to be reported in the tables. During this quarter the City identified a grant to assist with the feasibility study for a possible use of this property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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

