

**Grantee: Palmdale, CA**

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

**April 1, 2019 thru June 30, 2019 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:****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**

\$10,639,991.00

**Total Budget**

\$0.00

\$10,639,991.00

**Total Obligated**

\$0.00

\$9,951,810.00



<b>Total Funds Drawdown</b>	\$0.00	\$9,776,006.98
<b>Program Funds Drawdown</b>	\$0.00	\$6,554,905.96
<b>Program Income Drawdown</b>	\$0.00	\$3,221,101.02
<b>Program Income Received</b>	\$137,489.11	\$3,766,695.63
<b>Total Funds Expended</b>	\$146,755.01	\$9,951,966.57
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
<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	\$970,752.15
<b>Limit on Admin</b>	\$0.00	\$970,752.15
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$2,908,575.25	\$2,176,990.16

## 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) sales were completed in prior periods. One property, 1647 East Avenue Q6, was resold May 20, 2019 to a household with income at less than 50% of AMI. The property was reclassified to Activity 2009-002 from Activity 2009-001 in the current reporting period. A purchase agreement was received and accepted for 2634 Juniper and the resale was completed July 24, 2019.

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. One property, 1647 East Avenue Q6, was reclassified to Activity 2008-001 from 2008-002.

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) - Acquisition of property completed April 24, 2018. Building on the property has been damaged extensively by fire on May 14, 2019.

## 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	\$5,626,620.71



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 # / 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	Apr 1 thru Jun 30, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$6,175,601.00
<b>Total Budget</b>	\$0.00	\$6,175,601.00
<b>Total Obligated</b>	\$0.00	\$6,003,350.00
<b>Total Funds Drawdown</b>	\$0.00	\$5,954,856.37
<b>Program Funds Drawdown</b>	\$0.00	\$3,843,096.11
<b>Program Income Drawdown</b>	\$0.00	\$2,111,760.26
<b>Program Income Received</b>	\$137,489.11	\$2,991,602.90
<b>Total Funds Expended</b>	\$981.46	\$5,976,840.36
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$981.46	\$5,976,840.36
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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% 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-four (24) 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. One property, 1647 East Avenue Q6, resale was completed May 20, 2019 to a household with income less than 50% of AMI. The property;s current year expenditures have been reclassified from 2008-001 to 2008-002. Prior year expenditures for Q6 and 17th Street East to be adjusted next quarter. Current period activity results in no accomplishments to be reported in the tables.

## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	22/28
# of Singlefamily Units	0	22/28

## 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	18/19	23/28	100.00
# Owner Households	0	0	0	5/9	18/19	23/28	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	

<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:**

12/31/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale, CA

Overall	Apr 1 thru Jun 30, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,269,990.00
<b>Total Budget</b>	\$0.00	\$2,269,990.00
<b>Total Obligated</b>	\$0.00	\$2,223,460.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,176,990.16
<b>Program Funds Drawdown</b>	\$0.00	\$1,783,524.60
<b>Program Income Drawdown</b>	\$0.00	\$393,465.56
<b>Program Income Received</b>	\$0.00	\$775,092.73
<b>Total Funds Expended</b>	\$127,248.86	\$2,303,394.79
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$127,248.86	\$2,303,394.79
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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 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. One property, 1946 East Avenue Q6 was reclassified from Activity 2008-001 to Activity 2008-002. Current period activity results in accomplishments and beneficiaries to be reported in the tables.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		12/11	
# of Parcels acquired voluntarily	1		12/11	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		13/11	
# of Singlefamily Units	1		13/11	

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1646 East Avenue Q-6	Palmdale		California	93550	Not Validated / N

## Address Support Information

**Address:** 1646 East Avenue Q-6, Palmdale, California 93550

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Under Way	05/06/2019	05/06/2034

**Description of Affordability Strategy:**

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Homeownership Assistance to low- and moderate-		05/10/2019

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LH - 25% Set-Aside		

**Description of End Use:**

Acquisition, rehabilitation and resale to eligible household with AMI of 50% or less.

## 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

**Activity Status:**

Under Way

**Project Number:**

2008-0005

**Project Title:**

Administration

**Projected Start Date:**

09/29/2008

**Projected End Date:**

12/31/2020

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale, CA

**Overall**

**Apr 1 thru Jun 30, 2019**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$1,064,010.00

**Total Budget**

\$0.00

\$1,064,010.00

**Total Obligated**

\$0.00

\$1,040,950.00

**Total Funds Drawdown**

\$0.00

\$970,752.15

**Program Funds Drawdown**

\$0.00

\$464,801.36

**Program Income Drawdown**

\$0.00

\$505,950.79

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$18,015.60

\$995,357.55

City of Palmdale 38300 Sierra Highway Palmdale, CA

\$18,015.60

\$995,357.55

**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 June 2019. Staff continues to process applications, maintains a waiting list of potential participants and processes escrows. Staff continues to work with 9th Street East property.

### 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

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### 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

**Project Number:**

2008-006

**Projected Start Date:**

03/01/2017

**Benefit Type:**

Direct ( Person )

**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, CA

Overall

Apr 1 thru Jun 30, 2019

To Date



<b>Total Projected Budget from All Sources</b>	N/A	\$666,340.00
<b>Total Budget</b>	\$0.00	\$666,340.00
<b>Total Obligated</b>	\$0.00	\$220,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$209,358.30
<b>Program Funds Drawdown</b>	\$0.00	\$6,883.89
<b>Program Income Drawdown</b>	\$0.00	\$202,474.41
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$509.09	\$212,323.87
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$509.09	\$212,323.87
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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 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 for acquisition 38560 9th Street East. Property was acquired April 24, 2018. Building on the property has been damaged extensively by fire on May 14, 2019. 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



