

# Grantee: Palmdale, CA

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

### April 1, 2021 thru June 30, 2021 Performance Report

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<b>Grant Number:</b> B-08-MN-06-0515	<b>Obligation Date:</b> 03/20/2009	<b>Award Date:</b> 03/09/2009
<b>Grantee Name:</b> Palmdale, CA	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$7,434,301.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$7,434,301.00	<b>Estimated PI/RL Funds:</b> \$4,000,000.00	
<b>Total Budget:</b> \$11,434,301.00		

## 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 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
<b>Total Projected Budget from All Sources</b>	(\$216,255.87)	\$10,317,749.34
<b>Total Budget</b>	(\$216,255.87)	\$10,317,749.34
<b>Total Obligated</b>	(\$206,205.87)	\$10,254,739.34



<b>Total Funds Drawdown</b>	\$39,988.24	\$10,222,797.70
<b>Program Funds Drawdown</b>	\$0.00	\$6,554,210.18
<b>Program Income Drawdown</b>	\$39,988.24	\$3,668,587.52
<b>Program Income Received</b>	\$37,266.66	\$4,035,205.70
<b>Total Funds Expended</b>	\$37,684.13	\$10,230,066.32
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

## Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
City of Palmdale 38300 Sierra Highway Palmdale, CA	-\$ 1,227,823.72	\$ 4,776,665.87
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$ 0.00	\$ 398,341.77
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$ 1,265,507.85	\$ 5,055,058.68
City of Palmdale 38300 Sierra Highway, Palmdale, CA	\$ 0.00	\$ 0.00
Clearpoint Financial Solutions	\$ 0.00	\$ 0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$10,369,253.97	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$1,115,145.15	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$743,430.10	\$1,064,010.00	\$1,016,607.58
<b>Limit on Admin</b>	\$ .00	\$1,064,010.00	\$1,016,607.58
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$2,858,575.25		\$3,578,682.48

## Overall Progress Narrative:

The City completed the reconciliation of Activities 2008-001 and 2008-002 this quarter. The City continues to work on the feasibility study to determine the future use of the land banked under Activity 2008-011.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
2008-0001, Rehabilitation	\$2,687.65	\$8,344,494.13	\$5,628,612.58
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	(\$2,687.65)	\$1,064,010.00	\$462,113.71
2008-006, Redevelop demolished or vacant properties	\$0.00	\$1,130,390.00	\$463,483.89
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities





# Grantee Activity Number: 2008-001

## Activity Title: Acquisition, Rehabilitation, Disp

**Activity Type:**

Acquisition - general

**Project Number:**

2008-0001

**Projected Start Date:**

12/31/2008

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Rehabilitation

**Projected End Date:**

06/30/2021

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale,

Overall	Apr 1 thru Jun 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$4,765,115.87
<b>Total Budget</b>	(\$195,634.13)	\$4,765,115.87
<b>Total Obligated</b>	(\$195,634.13)	\$4,765,115.87
<b>Total Funds Drawdown</b>	(\$195,505.86)	\$4,765,115.87
<b>Program Funds Drawdown</b>	(\$199,234.28)	\$3,232,985.45
<b>Program Income Drawdown</b>	\$3,728.42	\$1,532,130.42
<b>Program Income Received</b>	\$37,266.66	\$3,260,112.97
<b>Total Funds Expended</b>	(\$1,227,823.72)	\$4,765,115.87
City of Palmdale 38300 Sierra Highway Palmdale, CA	(\$1,227,823.72)	\$4,765,115.87
<b>Most Impacted and Distressed Expended</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:**

During this quarter the City updated the Action Plan and completed the reconciliation of Activity 2008-001. The City completed the reclassifications to close the Activity.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Parcels acquired	-8		21/28	
# of Properties	-8		21/28	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-2		21/28	
# of Singlefamily Units	-2		21/28	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	15	-18	-3	20/9	1/19	21/28	100.00
# Owner	15	-18	0	20/9	1/19	24/28	87.50

## Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



## Grantee Activity Number: 2008-002

### Activity Title: Acquisition, Rehab, Disp 25% S-A

**Activity Type:**

Acquisition - general

**Project Number:**

2008-0001

**Projected Start Date:**

12/31/2008

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Rehabilitation

**Projected End Date:**

06/30/2021

**Completed Activity Actual End Date:****Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale,

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2021****To Date**

\$0.00

\$3,579,378.26

**Total Budget**

(\$20,621.74)

\$3,579,378.26

**Total Obligated**

(\$20,621.74)

\$3,579,378.26

**Total Funds Drawdown**

\$229,781.53

\$3,578,682.48

**Program Funds Drawdown**

\$201,921.93

\$2,395,627.13

**Program Income Drawdown**

\$27,859.60

\$1,183,055.35

**Program Income Received**

\$0.00

\$775,092.73

**Total Funds Expended**

\$1,261,997.89

\$3,579,378.26

City of Palmdale 38300 Sierra Highway Palmdale, CA

\$1,261,997.89

\$3,579,378.26

**Most Impacted and Distressed Expended**

\$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:**

During this quarter the City updated the Action Plan and completed the reconciliation of Activity 2008-002. The City completed the reclassifications to close the Activity.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Parcels acquired	6		18/11	
# of Properties	6		18/11	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	5		18/11	
# of Singlefamily Units	5		18/11	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	18/1	0/3	18/11	100.00
# Owner	5	0	5	18/1	0/3	18/11	100.00

## Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

**Project # / 2008-0005 / Administration**



## Grantee Activity Number: 2008-005

### Activity Title: NSP Administration

**Activity Type:**

Administration

**Project Number:**

2008-0005

**Projected Start Date:**

09/29/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

06/30/2023

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Palmdale 38300 Sierra Highway Palmdale,

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2021 To Date**

\$0.00 \$1,064,010.00

**Total Budget**

\$0.00 \$1,064,010.00

**Total Obligated**

(\$19,950.00) \$1,021,000.00

**Total Funds Drawdown**

\$2,566.01 \$1,016,607.58

**Program Funds Drawdown**

(\$2,687.65) \$462,113.71

**Program Income Drawdown**

\$5,253.66 \$554,493.87

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$3,509.96 \$1,023,180.42

City of Palmdale 38300 Sierra Highway Palmdale, CA

\$3,509.96 \$1,023,180.42

**Most Impacted and Distressed Expended**

\$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:**

During this quarter the City completed the reconciliation of Activities 2008-001 and 2008-002. The City continued to work on the feasibility study for the future use of the property land banked under 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

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

**Project # / 2008-006 / Redevelop demolished or vacant properties**

# Grantee Activity Number: 2008-011

## Activity Title: Redevelopment-Land Bank

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2008-006

**Projected Start Date:**

07/09/2019

**Benefit Type:**

Area ( Census )

**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, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$30,000.00	\$30,000.00
<b>Total Funds Drawdown</b>	\$3,146.56	\$3,146.56
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$3,146.56	\$3,146.56
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,146.56
City of Palmdale 38300 Sierra Highway Palmdale, CA	\$0.00	\$3,146.56
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

Land Bank the cleared vacant property located at 38560 9thStreet 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:**

During this quarter the City continued to work on the feasibility study to determine the future use of the land.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	1/1



### **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

### **Activity Locations**

**No Activity Locations found.**

### **Other Funding Sources**

No Other Funding Sources Found

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

