CITY OF LANCASTER
NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP 3)

Second Substantial Amendment
Annual Action Plan
FY 2010-2011
City of Lancaster

Amendment to NSP3
Second Substantial Amendment
May 27, 2014

<table>
<thead>
<tr>
<th>Jurisdiction(s)</th>
<th>NSP Contacts</th>
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</thead>
<tbody>
<tr>
<td>City of Lancaster</td>
<td>Brigitte Ligons</td>
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<td>Mailing Address: 44933 Fern Avenue</td>
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<td>Lancaster, Ca. 93534</td>
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Elizabeth Brubaker
Director of Housing & Neighborhood Revitalization
Email: ebrubaker@cityoflancasterca.org
Telephone: 661-723-5878
Fax Number: 661-723-6274

Grant Number: B-11-MN-06-0510
Tax Identification Number: 953213004
DUNS Number: 151324167
This amendment/notice will inform interested persons of a proposed Neighborhood Stabilization Program 3 (NSP3) Second Substantial Amendment to the City of Lancaster’s Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year (FY) 2010-2011.

The Amendment is to expand the area in which foreclosed homes can be acquired, rehabilitated and resold. This will allow the City of Lancaster, to continue to address the impact of foreclosures in select neighborhoods and in the expanded target areas.

As with many markets across the nation, the City of Lancaster real estate market has experienced a drastic shift affecting the availability of inventory eligible for acquisition through the NSP 3 Program. Consequently, the City is adding Target Areas and redefining the boundaries of areas that have proven to have greater acquisition opportunities of foreclosures than as the original Target Areas which have become non-performing Target Areas. The newly defined Target Areas reflect regions that City staff will be able to acquire foreclosures.

1. Amendment to Area(s) of Greatest Need

Given the recent direction provided by HUD that Target Areas may be defined irrespective of Impact Scores, the City of Lancaster is amending the current NSP 3 Action Plan to redefine the existing Target Areas.

In this Second Substantial Amendment of the NSP 3, the City of Lancaster redefined the Target Areas and identified seventeen NSP areas of greatest need, inclusive of the targeted areas defined in the NSP 3 Substantial Amendment as follows:

- **Target Area West 3**: Bounded by 40th Street West, West Avenue K, 20th Street West and West Avenue M
- **Target Area West 4**: Bounded by 40th Street West, West Avenue L, 20th Street West and West Avenue M.
- **Target Area West 5**: Bounded by 60th Street West, West Avenue J, 50th Street West, West Avenue I and 30th Street West.
- **Target Area West 6**: Bounded by 30th Street West, West Avenue I, 20th Street West and West Avenue K
- **Target Area Central 1**: Bounded by 20th Street West, West Avenue H, 10th Street West and West Avenue I
- **Target Area Central 2**: Bounded by 20th Street West, West Avenue I, 10th Street West and West Avenue J
- **Target Area Central 3**: Bounded by 10th Street West, West Avenue H, Sierra Highway and West Avenue I
• **Target Area Central 4**: Bounded by 10th Street West, Lancaster Boulevard, Sierra Highway and West Avenue K

• **Target Area East 1**: Bounded by Sierra Highway, East Avenue H, 15th Street East, and East Avenue I

• **Target Area East 2**: Bounded by Sierra Highway, East Avenue I, 10th Street East, Lancaster Boulevard

• **Target Area East 3**: Bounded by Sierra Highway, Lancaster Boulevard, 10th Street East, East Avenue J

• **Target Area East 4**: Bounded by Sierra Highway, East Avenue J, 10th Street East, and East Avenue K

• **Target Area East 5**: Bounded by Sierra Highway, East Avenue K, 17th Street East, East Avenue K-4, 40th Street East, East Avenue L, 10th Street East, Avenue M and Sierra Highway

• **Target Area East 6**: Bounded by 10th Street East, East Avenue I, 15th Street East, East Avenue H, 17th Street East, Lancaster Boulevard

• **Target Area East 7**: Bounded by 10th Street East, Lancaster Boulevard, 17th Street East, East Avenue K

• **Target Area East 8**: Bounded by 17th Street East, East Avenue H, 30th Street East, East Avenue J

• **Target Area East 9**: Bounded by 17th Street East, East Avenue J, 40th Street East and East Avenue K-4

Supporting map is attached and is part of this amendment
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: West
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 3786

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 25524
Residential Addresses Vacant 90 or more days (USPS, March 2010): 516
Residential Addresses NoStat (USPS, March 2010): 204

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 3786
REO Transaction since third quarter 2011 (as of October 2012): 74
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 27
Vacant Properties previous REO or Foreclosure Action: 104
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 375
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 99

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 20.8

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 5928
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 173500
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 4500
Number of Distressed Sales transactions 2004-2006 (REO SLD): 36
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 1902
Number of Distressed Sales transactions 2006-2008 (REO SLD): 1458
Median Sale Price 2006-2008 (non-distressed): 233000
Median Sale Price 2006-2008 (distressed): 178499
Number of Sales transactions 2008-2010: 2232
Number of Distressed Sales transactions 2008-2010 (REO SLD): 1494
Median Sale Price 2008-2010 (non-distressed): 123000
Median Sale Price 2008-2010 (distressed): 130547
Number of Sales transactions 2010-2012: 360
Number of Distressed Sales transactions 2010-2012 (REO SLD): 486
Median Sale Price 2010-2012 (non-distressed): 106500
Median Sale Price 2010-2012 (distressed): 132100

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

**Latitude and Longitude of Corner points**
-118.2015609741211 34.674843304992216 -118.16585540771484 34.674984478143514
-118.16568374633789 34.660724774747455 -118.20138931274414 34.66044237960027

**Blocks Comprising Target Neighborhood**
060379010061000, 060379010061007, 060379010061015, 060379010061014, 060379010061013, 060379010061012, 060379010061011, 060379010061010, 060379010061009, 060379010061008, 060379010061006, 060379010061001, 060379010061003, 060379010061004, 060379010061005, 060379010061002, 060379010062000, 060379010062007, 060379010062016, 060379010062015, 060379010062014, 060379010062013, 060379010062012, 060379010062011, 060379010062010, 060379010062009, 060379010062008, 060379010062019, 060379010062018, 060379010062017, 060379010062006, 060379010062001, 060379010062003, 060379010062004, 060379010062005, 060379010062002, 060379010063000, 060379010063002, 060379010063004, 060379010063006, 060379010063008, 060379010063010, 060379010063012, 060379010063021, 060379010063020, 060379010063019, 060379010063018, 060379010063017, 060379010063016, 060379010063015, 060379010063014, 060379010063013, 060379010063029, 060379010063028, 060379010063027, 060379010063026, 060379010063025, 060379010063024, 060379010063023, 060379010063022, 060379010063011, 060379010063009, 060379010063007, 060379010063005, 060379010063003, 060379010063001, 060379010064000, 060379010064007, 060379010064011, 060379010064010, 060379010064009, 060379010064008, 060379010064006, 060379010064001, 060379010064003, 060379010064004, 060379010064005, 060379010064002, 060379010065000, 060379010065003, 060379010065005, 060379010065007, 060379010065009, 060379010065011, 060379010065014, 060379010065013, 060379010065012, 060379010065010, 060379010065008, 060379010065006, 060379010065004, 060379010065002, 060379010065001, 060379010066000, 060379010066002, 060379010066004, 060379010066006, 060379010066008, 060379010066010, 060379010066012, 060379010066018, 060379010066017, 060379010066016, 060379010066015, 060379010066014, 060379010066013, 060379010066011, 060379010066009, 060379010066007, 060379010066005, 060379010066003, 060379010066001,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: West 4
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 646

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1512
Residential Addresses Vacant 90 or more days (USPS, March 2010): 20
Residential Addresses NoStat (USPS, March 2010): 18

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 646
REO Transaction since third quarter 2011 (as of October 2012): 12
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 2
Vacant Properties previous REO or Foreclosure Action: 9
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 55
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 82

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 1.8

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 412
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 170000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 192
Number of Distressed Sales transactions 2004-2006 (REO SLD): 4
Median Sale Price 2004-2006 (non-distressed): 328500
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 180
Number of Distressed Sales transactions 2006-2008 (REO SLD): 44
Median Sale Price 2006-2008 (non-distressed): 350000
Number of Sales transactions 2008-2010: 152
Number of Distressed Sales transactions 2008-2010 (REO SLD): 68
Median Sale Price 2008-2010 (non-distressed): 156000
Median Sale Price 2008-2010 (distressed): 161800
Number of Sales transactions 2010-2012: 26
Number of Distressed Sales transactions 2010-2012 (REO SLD): 22
Median Sale Price 2010-2012 (non-distressed): 119000
Median Sale Price 2010-2012 (distressed): 111500

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

**Latitude and Longitude of corner points**
-118.20138931274414 34.66044237960027 -118.16568374633789 34.66044237960027
-118.16534042358398 34.645897728681376 -118.19400787353515 34.645897728681376
-118.20121765136719 34.64716872226464

**Blocks Comprising Target Neighborhood**
060379010071000, 060379010071005, 060379010071007, 060379010071009, 060379010071011, 060379010071010, 060379010071008, 060379010071006, 060379010071004, 060379010071001, 060379010071002, 060379010071003, 060379010072000, 060379010072002, 060379010072003, 060379010072005, 060379010072007, 060379010072009, 060379010072011, 060379010072013, 060379010072022, 060379010072021, 060379010072020, 060379010072019, 060379010072018, 060379010072017, 060379010072016, 060379010072015, 060379010072014, 060379010072012, 060379010072010, 060379010072008, 060379010072006, 060379010072004, 060379010072001,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: West: 5
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1476

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used; it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 23094
Residential Addresses Vacant 90 or more days (USPS, March 2010): 276

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 1476
REO Transaction since third quarter 2011 (as of October 2012): 73
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 7
Vacant Properties previous REO or Foreclosure Action: 36
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 377
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 140

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 7.2

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 4218
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 286000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 10356
Number of Distressed Sales transactions 2004-2006 (REO SLD): 36
Median Sale Price 2004-2006 (non-distressed): 400000
Number of Sales transactions 2006-2008: 3780
Number of Distressed Sales transactions 2006-2008 (REO SLD): 1992
Median Sale Price 2006-2008 (non-distressed): 322250
Median Sale Price 2006-2008 (distressed): 245032
Number of Sales transactions 2008-2010: 3354
Number of Distressed Sales transactions 2008-2010 (REO SLD): 1950
Median Sale Price 2008-2010 (non-distressed): 209000
Median Sale Price 2008-2010 (distressed): 201001
Number of Sales transactions 2010-2012: 354
Number of Distressed Sales transactions 2010-2012 (REO SLD): 534
Median Sale Price 2010-2012 (non-distressed): 170500
Median Sale Price 2010-2012 (distressed): 188415

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.23675155639648 34.689524023822436 -118.21924209594726 34.689524023822436
-118.21924209594726 34.70391989257738 -118.18422317504883 34.70460101614908
-118.18370819091797 34.674984478143514 -118.23657989501953 34.674984478143514

Blocks Comprising Target Neighborhood
060379010031004, 060379010043000, 060379010043001, 060379010043003, 060379010043006, 060379010043005, 060379010043004, 060379010043002, 060379010043007, 060379010043020, 060379010043019, 060379010043018, 060379010043016, 060379010043015, 060379010043014, 060379010043013, 060379010043012, 060379010043010, 060379010041000, 060379010041002, 060379010041003, 060379010041005, 060379010041006, 060379010041009, 060379010041011, 060379010041013, 060379010041038, 060379010041037, 060379010041036, 060379010041035, 060379010041034, 060379010041033, 060379010041032, 060379010041031, 060379010041030, 060379010041047, 060379010041046, 060379010041045, 060379010041044, 060379010041043, 060379010041042, 060379010041041, 060379010041040, 060379010041039, 060379010041029, 060379010041028, 060379010041027, 060379010041026, 060379010041025, 060379010041024, 060379010041023, 060379010041022, 060379010041021, 060379010041020, 060379010041019, 060379010041018, 060379010041017, 060379010041016, 060379010041015, 060379010041014, 060379010041012, 060379010041010, 060379010041008, 060379010041006, 060379010041004, 060379010041001, 060379010042000, 060379010042006, 060379010042001, 060379010042003, 060379010042004, 060379010042005, 060379010042002, 060379010043008, 060379010043009, 060379010043011, 060379010043017, 060379010043021, 060379010043022, 060379010043023,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: West 6
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 2819

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 8979
Residential Addresses Vacant 90 or more days (USPS, March 2010): 132
Residential Addresses NoStat (USPS, March 2010): 12

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 2819
REO Transaction since third quarter 2011 (as of October 2012): 50
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 8
Vacant Properties previous REO or Foreclosure Action: 49
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 238
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 85

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 9.8

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 2418
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 207000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 1347
Number of Distressed Sales transactions 2004-2006 (REO SLD): 3
Number of Sales transactions 2006-2008: 711
Number of Distressed Sales transactions 2006-2008 (REO SLD): 549
Median Sale Price 2006-2008 (non-distressed): 240000
Median Sale Price 2006-2008 (distressed): 204425
Number of Sales transactions 2008-2010: 736
Number of Distressed Sales transactions 2008-2010 (REO SLD): 459
Median Sale Price 2008-2010 (non-distressed): 145000
Median Sale Price 2008-2010 (distressed): 153750
Number of Sales transactions 2010-2012: 81
Number of Distressed Sales transactions 2010-2012 (REO SLD): 180
Median Sale Price 2010-2012 (non-distressed): 140000
Median Sale Price 2010-2012 (distressed): 152394

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.18405151367187 34.70406101614908 -118.16585540771484 34.703778768764955
-118.16568374633789 34.675266823724236 -118.18370819091797 34.67512565105419

Blocks Comprising Target Neighborhood
060379010051000, 060379010051002, 060379010051003, 060379010051005, 060379010051007, 060379010051009, 060379010051011, 060379010051013, 060379010051021, 060379010051020, 060379010051019, 060379010051018, 060379010051017, 060379010051016, 060379010051015, 060379010051014, 060379010051012, 060379010051010, 060379010051008, 060379010051006, 060379010051004, 060379010051001, 060379010052000, 060379010052007, 060379010052062, 060379010052061, 060379010052060, 060379010052059, 060379010052058, 060379010052057, 060379010052056, 060379010052055, 060379010052054, 060379010052053, 060379010052052, 060379010052051, 060379010052050, 060379010052049, 060379010052048, 060379010052047, 060379010052046, 060379010052045, 060379010052044, 060379010052043, 060379010052042, 060379010052041, 060379010052040, 060379010052039, 060379010052038, 060379010052037, 060379010052036, 060379010052035, 060379010052034, 060379010052033, 060379010052032, 060379010052031, 060379010052030, 060379010052029, 060379010052028, 060379010052027, 060379010052026, 060379010052025, 060379010052024, 060379010052023, 060379010052022, 060379010052021, 060379010052020, 060379010052019, 060379010052018, 060379010052017, 060379010052016, 060379010052015, 060379010052014, 060379010052013, 060379010052012, 060379010052011, 060379010052010, 060379010052009, 060379010052008, 060379010052007, 060379010052006, 060379010052005, 060379010052004, 060379010052003, 060379010052002, 060379010053000, 060379010053007, 060379010053028, 060379010053027, 060379010053026, 060379010053016, 060379010053015, 060379010053014, 060379010053013, 060379010053012, 060379010053011, 060379010053010, 060379010053009, 060379010053008, 060379010053007, 060379010053006, 060379010053005, 060379010053004, 060379010053003, 060379010053002,
Neighborhood ID: 2992919

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: Central 1
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 2331

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 10496
Residential Addresses Vacant 90 or more days (USPS, March 2010): 224

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 2331
REO Transaction since third quarter 2011 (as of October 2012): 76
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 29
Vacant Properties previous REO or Foreclosure Action: 122
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 375
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 147

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 24.4

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.
Number of Sales transactions 2002-2004: 4492
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 170000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 2592
Number of Distressed Sales transactions 2004-2006 (REO SLD): 24
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 1428
Number of Distressed Sales transactions 2006-2008 (REO SLD): 1328
Median Sale Price 2006-2008 (non-distressed): 187000
Median Sale Price 2006-2008 (distressed): 157003
Number of Sales transactions 2008-2010: 1624
Number of Distressed Sales transactions 2008-2010 (REO SLD): 1056
Median Sale Price 2008-2010 (non-distressed): 106000
Median Sale Price 2008-2010 (distressed): 136172
Number of Sales transactions 2010-2012: 156
Number of Distressed Sales transactions 2010-2012 (REO SLD): 304
Median Sale Price 2010-2012 (non-distressed): 108500
Median Sale Price 2010-2012 (distressed): 131484.5

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.16671371459961 34.718595454636215 -118.14888927001953 34.718595454636215
-118.14851760864258 34.70406101614908 -118.16619873046875 34.70391989257738

Blocks Comprising Target Neighborhood
060379008031000, 060379008031005, 060379008031007, 060379008031009, 060379008031022, 060379008031021, 060379008031020, 060379008031019, 060379008031018, 060379008031017, 060379008031016, 060379008031015, 060379008031014, 060379008031013, 060379008031012, 060379008031011, 060379008031010, 060379008031008, 060379008031006, 060379008031004, 060379008031001, 060379008031002, 060379008031003, 060379008032000, 060379008032007, 060379008032016, 060379008032015, 060379008032014, 060379008032013, 060379008032012, 060379008032011, 060379008032010, 060379008032009, 060379008032008, 060379008032018, 060379008032017, 060379008032006, 060379008032001, 060379008032003, 060379008032004, 060379008032005, 060379008032002, 060379008033000, 060379008033002, 060379008033003, 060379008033005, 060379008033002, 060379008033007, 060379008033009, 060379008033011, 060379008033013, 060379008033016, 060379008033015, 060379008033014, 060379008033012, 060379008033010, 060379008033008, 060379008033006, 060379008033004, 060379008033001, 060379008034000, 060379008034002, 060379008034004, 060379008034006, 060379008034008, 060379008034010, 060379008034012, 060379008034019, 060379008034018, 060379008034017, 060379008034016, 060379008034015, 060379008034014, 060379008034013, 060379008034011, 060379008034009, 060379008034007, 060379008034005, 060379008034003, 060379008034001,
**NSP3 Planning Data**

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: Central 2
Date: 2014-05-07 00:00:00

**NEW NSP Score**

New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1625

**Neighborhood Attributes (Estimates)**

**Vacancy Estimate**

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 5211
Residential Addresses Vacant 90 or more days (USPS, March 2010): 102
Residential Addresses NoStat (USPS, March 2010): 261

**Foreclosure Data (NEW)**

HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 1625
REO Transaction since third quarter 2011 (as of October 2012): 22
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 20
Vacant Properties previous REO or Foreclosure Action: 62
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 163
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 114

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 12.4

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 1299
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 155000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 927
Number of Distressed Sales transactions 2004-2006 (REO SLD): 9
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 450
Number of Distressed Sales transactions 2006-2008 (REO SLD): 366
Median Sale Price 2006-2008 (non-distressed): 200000
Median Sale Price 2006-2008 (distressed): 144500
Number of Sales transactions 2008-2010: 651
Number of Distressed Sales transactions 2008-2010 (REO SLD): 360
Median Sale Price 2008-2010 (non-distressed): 84000
Median Sale Price 2008-2010 (distressed): 119420.5
Number of Sales transactions 2010-2012: 51
Number of Distressed Sales transactions 2010-2012 (REO SLD): 99
Median Sale Price 2010-2012 (non-distressed): 126000
Median Sale Price 2010-2012 (distressed): 112500

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.1660270690918 34.70391989257738 -118.14851760864258 34.703778768764955
-118.14851760864258 34.6891005780088 -118.16568374633789 34.68938287545857

Blocks Comprising Target Neighborhood
060379008051000, 060379008051006, 060379008051008, 060379008051013, 060379008051012, 060379008051011, 060379008051010, 060379008051009, 060379008051007, 060379008051005, 060379008051001, 060379008051002, 060379008051004, 060379008051003, 060379008052000, 060379008052004, 060379008052006, 060379008052008, 060379008052010, 060379008052019, 060379008052018, 060379008052017, 060379008052016, 060379008052015, 060379008052014, 060379008052013, 060379008052012, 060379008052011, 060379008052009, 060379008052007, 060379008052005, 060379008052003, 060379008052001, 060379008052002, 060379008053000, 060379008053007, 060379008053016, 060379008053015, 060379008053014, 060379008053013, 060379008053012, 060379008053011, 060379008053010, 060379008053009, 060379008053008, 060379008053006, 060379008053001, 060379008053003, 060379008053004, 060379008053005, 060379008053002,
NEW NSP Score
New target neighborhoods identified by the NSP3 grantees as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1063

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 2158
Residential Addresses Vacant 90 or more days (USPS, March 2010): 116
Residential Addresses NoStat (USPS, March 2010): 60

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 1063
REO Transaction since third quarter 2011 (as of October 2012): 21
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 25
Vacant Properties previous REO or Foreclosure Action: 65
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 145
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 137

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 13

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 612
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 135500
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 514
Number of Distressed Sales transactions 2004-2006 (REO SLD): 2
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 208
Number of Distressed Sales transactions 2006-2008 (REO SLD): 238
Median Sale Price 2006-2008 (non-distressed): 132500
Median Sale Price 2006-2008 (distressed): 124950
Number of Sales transactions 2008-2010: 396
Number of Distressed Sales transactions 2008-2010 (REO SLD): 210
Median Sale Price 2008-2010 (non-distressed): 68000
Median Sale Price 2008-2010 (distressed): 85000
Number of Sales transactions 2010-2012: 18
Number of Distressed Sales transactions 2010-2012 (REO SLD): 58
Median Sale Price 2010-2012 (non-distressed): 84000
Median Sale Price 2010-2012 (distressed): 85200

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.14886093139648 34.718293500897566 -118.13993453979492 34.71857569875536
-118.13770294189453 34.70375900934476 -118.14851760864258 34.70404125679631

Blocks Comprising Target Neighborhood
060379008041000, 060379008041006, 060379008041008, 060379008041020, 060379008041019, 060379008041018, 060379008041017, 060379008041016, 060379008041015, 060379008041014, 060379008041013, 060379008041012, 060379008041011, 060379008041010, 060379008041009, 060379008041007, 060379008041005, 060379008041002, 060379008041004, 060379008041003, 060379008042000, 060379008042007, 060379008042014, 060379008042013, 060379008042012, 060379008042011, 060379008042010, 060379008042009, 060379008042008, 060379008042006, 060379008042001, 060379008042003, 060379008042004, 060379008042005, 060379008042002,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: Central 4
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantees as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1897

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 7464
Residential Addresses Vacant 90 or more days (USPS, March 2010): 384
Residential Addresses NoStat (USPS, March 2010): 104

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 1897
REO Transaction since third quarter 2011 (as of October 2012): 23
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 18
Vacant Properties previous REO or Foreclosure Action: 76
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 181
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 103

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 15.2

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 1860
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 133000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 1420
Number of Distressed Sales transactions 2004-2006 (REO SLD): 12
Median Sale Price 2004-2006 (non-distressed): 262000
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 704
Number of Distressed Sales transactions 2006-2008 (REO SLD): 684
Median Sale Price 2006-2008 (non-distressed): 156950
Median Sale Price 2006-2008 (distressed): 127456
Number of Sales transactions 2008-2010: 1084
Number of Distressed Sales transactions 2008-2010 (REO SLD): 512
Median Sale Price 2008-2010 (non-distressed): 71000
Median Sale Price 2008-2010 (distressed): 83100
Number of Sales transactions 2010-2012: 56
Number of Distressed Sales transactions 2010-2012 (REO SLD): 124
Median Sale Price 2010-2012 (non-distressed): 76000
Median Sale Price 2010-2012 (distressed): 77600

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.14851760864258 34.68950426099838 -118.13547134399414 34.68922196396257
-118.13255310058594 34.674964711848865 -118.14817428588867 34.67538822996007

Blocks Comprising Target Neighborhood
060379007011000, 060379007011007, 060379007011011, 060379007011010, 060379007011009, 060379007011008, 060379007011006, 060379007011001, 060379007011003, 060379007011004, 060379007011005, 060379007011002, 060379007012000, 060379007012003, 060379007012005, 060379007012007, 060379007012009, 060379007012011, 060379007012012, 060379007012010, 060379007012008, 060379007012006, 060379007012004, 060379007012002, 060379007012001, 060379007013000, 060379007013015, 060379007013014, 060379007013013, 060379007013012, 060379007013011, 060379007013010, 060379007013009, 060379007013008, 060379007013007, 060379007013021, 060379007013020, 060379007013019, 060379007013018, 060379007013017, 060379007013016, 060379007013002, 060379007013003, 060379007013004, 060379007013006, 060379007013005, 060379007013001, 060379007014000, 060379007014004, 060379007014001, 060379007014002, 060379007014003,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East 1
Date: 2014-05-12 00:00:00

NEW NSP Score

New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1357

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 6792
Residential Addresses Vacant 90 or more days (USPS, March 2010): 256
Residential Addresses NoStat (USPS, March 2010): 104

Foreclosure Data (NEW)

HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East  
Date: 2014-05-12 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20  
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1357

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 6792  
Residential Addresses Vacant 90 or more days (USPS, March 2010): 256
Residential Addresses NoStat (USPS, March 2010): 104

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East 2
Date: 2014-05-12 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1283

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current or potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 2708
Residential Addresses Vacant 90 or more days (USPS, March 2010): 140
Residential Addresses NoStat (USPS, March 2010): 38

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 1283
REO Transaction since third quarter 2011 (as of October 2012): 21
Currently Vacant Properties (as of October 2013) with a previous REO Sale in the past 7 years: 19
Vacant Properties previous REO or Foreclosure Action: 74
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or
REO Transaction since 2005: 146
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or
REO Per 1000 Housing Units: 119

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a
visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant
properties with a previous REO or Foreclosure action): 14.8

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the
firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large
metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 556
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 135000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 388
Number of Distressed Sales transactions 2004-2006 (REO SLD): 4
Median Sale Price 2004-2006 (distressed): 101422
Number of Sales transactions 2006-2008: 200
Number of Distressed Sales transactions 2006-2008 (REO SLD): 240
Median Sale Price 2006-2008 (non-distressed): 167750
Number of Sales transactions 2008-2010: 366
Number of Distressed Sales transactions 2008-2010 (REO SLD): 224
Median Sale Price 2008-2010 (non-distressed): 80500
Median Sale Price 2008-2010 (distressed): 102500
Number of Sales transactions 2010-2012: 26
Number of Distressed Sales transactions 2010-2012 (REO SLD): 54
Median Sale Price 2010-2012 (non-distressed): 94500
Median Sale Price 2010-2012 (distressed): 95200

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy
development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration
should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of
falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment
assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.13770294189453 34.70393259749863 -118.11281204223633 34.704214844357956
-118.112898370361328 34.69659384119055 -118.13615798950195 34.69673497725763

Blocks Comprising Target Neighborhood
060379006061000, 060379006061007, 060379006061016, 060379006061015, 060379006061014, 060379006061013, 060379006061012, 060379006061011, 060379006061010, 060379006061009, 060379006061008, 060379006061026, 060379006061025, 060379006061024, 060379006061023, 060379006061022, 060379006061021, 060379006061020, 060379006061019, 060379006061018, 060379006061017, 060379006061006, 060379006061001, 060379006061003, 060379006061004, 060379006061005, 060379006061002, 060379006062000, 060379006062007, 060379006062016, 060379006062015, 060379006062014, 060379006062013, 060379006062012, 060379006062011, 060379006062010, 060379006062009, 060379006062008, 060379006062023, 060379006062022, 060379006062021, 060379006062020, 060379006062019, 060379006062018, 060379006062017, 060379006062006, 060379006062001, 060379006062003, 060379006062004, 060379006062005, 060379006062002, 060379006061000,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East 3
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1255

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 2504
Residential Addresses Vacant 90 or more days (USPS, March 2010): 82
Residential Addresses NoStat (USPS, March 2010): 14

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 1255
REO Transaction since third quarter 2011 (as of October 2012): 31
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 16
Vacant Properties previous REO or Foreclosure Action: 59
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or
REO Transaction since 2005: 161
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or
REO Per 1000 Housing Units: 133

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a
visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant
properties with a previous REO or Foreclosure action): 11.8

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the
firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large
metropolitan areas, some areas where transaction volumes are low may not contain data.
Number of Sales transactions 2002-2004: 726
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 133000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 480
Number of Distressed Sales transactions 2004-2006 (REO SLD): 6
Median Sale Price 2004-2006 (distressed): 1000
Number of Sales transactions 2006-2008: 214
Number of Distressed Sales transactions 2006-2008 (REO SLD): 280
Median Sale Price 2006-2008 (non-distressed): 147500
Median Sale Price 2006-2008 (distressed): 130000
Number of Sales transactions 2008-2010: 396
Number of Distressed Sales transactions 2008-2010 (REO SLD): 222
Median Sale Price 2008-2010 (non-distressed): 66000
Median Sale Price 2008-2010 (distressed): 80000
Number of Sales transactions 2010-2012: 32
Number of Distressed Sales transactions 2010-2012 (REO SLD): 64
Median Sale Price 2010-2012 (non-distressed): 65190
Median Sale Price 2010-2012 (distressed): 70500

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy
development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration
should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of
falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment
assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

**Latitude and Longitude of corner points**
-118.135986328125 34.696420237640254 -118.11298370361328 34.69656137400338  
-118.11332702636719 34.68922196396257 -118.13529968261719 34.68964540915528

**Blocks Comprising Target Neighborhood**
060379006071000, 060379006071006, 060379006071008, 060379006071033, 060379006071032, 060379006071031, 060379006071030, 060379006071029, 060379006071028, 060379006071027, 060379006071026, 060379006071025, 060379006071036, 060379006071035, 060379006071034, 060379006071024, 060379006071023, 060379006071022, 060379006071021, 060379006071020, 060379006071019, 060379006071018, 060379006071017, 060379006071016, 060379006071015, 060379006071014, 060379006071013, 060379006071012, 060379006071011, 060379006071010, 060379006071009, 060379006071007, 060379006071005, 060379006071001, 060379006071002, 060379006071004, 060379006071003, 060379006072000, 060379006072007, 060379006072019, 060379006072018, 060379006072017, 060379006072016, 060379006072015, 060379006072014, 060379006072013, 060379006072012, 060379006072011, 060379006072010, 060379006072009, 060379006072008, 060379006072006, 060379006072001, 060379006072003, 060379006072004, 060379006072005, 060379006072002,
Neighborhood ID: 3459564

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East 4
Date: 2014-05-07 00:00:00

NEW NSP Score

New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 2059

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or “NoStat” can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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USPS Residential Addresses in Neighborhood: 6999
Residential Addresses Vacant 90 or more days (USPS, March 2010): 231
Residential Addresses NoStat (USPS, March 2010): 45

Foreclosure Data (NEW)

HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 2059
REO Transaction since third quarter 2011 (as of October 2012): 54
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 27
Vacant Properties previous REO or Foreclosure Action: 121
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 293
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 145

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 24.2

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 2421
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 145200
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 1476
Number of Distressed Sales transactions 2004-2006 (REO SLD): 21
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 639
Number of Distressed Sales transactions 2006-2008 (REO SLD): 753
Median Sale Price 2006-2008 (non-distressed): 165000
Median Sale Price 2006-2008 (distressed): 141029
Number of Sales transactions 2008-2010: 1191
Number of Distressed Sales transactions 2008-2010 (REO SLD): 606
Median Sale Price 2008-2010 (non-distressed): 79000
Median Sale Price 2008-2010 (distressed): 98868.5
Number of Sales transactions 2010-2012: 117
Number of Distressed Sales transactions 2010-2012 (REO SLD): 201
Median Sale Price 2010-2012 (non-distressed): 83500
Median Sale Price 2010-2012 (distressed): 76275

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.13547134399414 34.68936311260082 -118.11281204223633 34.68950426099838
-118.11264038085937 34.67538822996007 -118.13323974609375 34.675105884793226

Blocks Comprising Target Neighborhood
060379005011000, 060379005011002, 060379005011004, 060379005011006, 060379005011008, 060379005011010, 060379005011012, 060379005011020, 060379005011019, 060379005011018, 060379005011017, 060379005011016, 060379005011015, 060379005011014, 060379005011013, 060379005011011, 060379005011009, 060379005011007, 060379005011005, 060379005011003, 060379005011001, 060379005012000, 060379005012007, 060379005012020, 060379005012019, 060379005012018, 060379005012017, 060379005012016, 060379005012015, 060379005012014, 060379005012013, 060379005012012, 060379005012011, 060379005012010, 060379005012009, 060379005012008, 060379005012006, 060379005012001, 060379005012003, 060379005012004, 060379005012005, 060379005012002, 060379005013000, 060379005013007, 060379005013016, 060379005013015, 060379005013014, 060379005013013, 060379005013012, 060379005013011, 060379005013010, 060379005013009, 060379005013008, 060379005013025, 060379005013024, 060379005013023, 060379005013022, 060379005013021, 060379005013020, 060379005013019, 060379005013018, 060379005013017, 060379005013027, 060379005013026, 060379005013006, 060379005013001, 060379005013003, 060379005013004, 060379005013005, 060379005013002, 060379007011000,
NSP3 Planning Data

44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East 5
Date: 2014-05-07 00:00:00

NEW NSP Score

New target neighborhoods identified by the NSP3 grantees as being the areas of greatest need must have an individual or average combined index score for the grantees' identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 1452

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number of vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 6453
Residential Addresses Vacant 90 or more days (USPS, March 2010): 78
Residential Addresses NoStat (USPS, March 2010): 123

Foreclosure Data (NEW)

HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 1452
REO Transaction since third quarter 2011 (as of October 2012): 36
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 3
Vacant Properties previous REO or Foreclosure Action: 20
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 156
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 95

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 4

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 1050
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 169000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 1479
Number of Distressed Sales transactions 2004-2006 (REO SLD): 3
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 798
Number of Distressed Sales transactions 2006-2008 (REO SLD): 423
Median Sale Price 2006-2008 (non-distressed): 255000
Median Sale Price 2006-2008 (distressed): 180073
Number of Sales transactions 2008-2010: 1038
Number of Distressed Sales transactions 2008-2010 (REO SLD): 456
Median Sale Price 2008-2010 (non-distressed): 157750
Median Sale Price 2008-2010 (distressed): 144000
Number of Sales transactions 2010-2012: 72
Number of Distressed Sales transactions 2010-2012 (REO SLD): 156
Median Sale Price 2010-2012 (non-distressed): 129400
Median Sale Price 2010-2012 (distressed): 150637.5

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.1330680847168 34.675097414768004 -118.09530258178711 34.675097414768004
-118.0948592590332 34.667473730659246 -118.05908203125 34.66775610184201 -118.0592536926599
34.660696533551594 -118.11281204223633 34.660696533551594 -118.11281204223633
34.646151927232836 -118.12826156616211 34.64588948243433

Blocks Comprising Target Neighborhood
060379005042000, 060379005042001, 060379005042014, 060379005042026, 060379005042027, 060379005042002, 060379005041000, 060379005041007, 060379005041050, 060379005041049, 060379005041048, 060379005041047, 060379005041046, 060379005041045, 060379005041044, 060379005041043, 060379005041042, 060379005041041, 060379005041040, 060379005041039, 060379005041038, 060379005041037, 060379005041036, 060379005041035, 060379005041034, 060379005041016, 060379005041015, 060379005041014, 060379005041013, 060379005041012, 060379005041011, 060379005041010, 060379005041009, 060379005041008, 060379005041007, 060379005041033, 060379005041032, 060379005041031, 060379005041030, 060379005041029, 060379005041028, 060379005041027, 060379005041026, 060379005041025, 060379005041024, 060379005041023, 060379005041022, 060379005041021, 060379005041020, 060379005041019, 060379005041018, 060379005041017, 060379005041016, 060379005041006, 060379005041001, 060379005041003, 060379005041002, 060379005042003, 060379005042010, 060379005042033, 060379005042032, 060379005042031, 060379005042030, 060379005042029, 060379005042028, 060379005042025, 060379005042024, 060379005042023, 060379005042022, 060379005042021, 060379005042020, 060379005042019, 060379005042018, 060379005042017, 060379005042016, 060379005042015, 060379005042013, 060379005042012, 060379005042011, 060379005042009, 060379005042004, 060379005042006, 060379005042007, 060379005042008, 060379005042005, 06037900704100, 06037900704104,
Total Housing Units ACS 2005-2009: 2885
REO Transaction since third quarter 2011 (as of October 2012): 62
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 27
Vacant Properties previous REO or Foreclosure Action: 123
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 344
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 120

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 24.6

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 2565
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 149000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 1881
Number of Distressed Sales transactions 2004-2006 (REO SLD): 12
Median Sale Price 2004-2006 (non-distressed): 290000
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 969
Number of Distressed Sales transactions 2006-2008 (REO SLD): 930
Median Sale Price 2006-2008 (non-distressed): 193000

Number of Sales transactions 2008-2010: 1251
Number of Distressed Sales transactions 2008-2010 (REO SLD): 798
Median Sale Price 2008-2010 (non-distressed): 99000
Median Sale Price 2008-2010 (distressed): 102000
Number of Sales transactions 2010-2012: 123
Number of Distressed Sales transactions 2010-2012 (REO SLD): 240
Median Sale Price 2010-2012 (non-distressed): 83000
Median Sale Price 2010-2012 (distressed): 107634.5

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.112983703631328 34.70406101614908 -118.111315536499023 34.68938287545857
-118.09513092041015 34.689524023822436 -118.09564590454101 34.7184543558614
-118.10457229614258 34.718595454836215 -118.10422897338867 34.70391989257738

Blocks Comprising Target Neighborhood
060379006041000, 060379006041005, 060379006041007, 060379006041009, 060379006041025,
060379006041024, 060379006041023, 060379006041022, 060379006041021, 060379006041020,
060379006041019, 060379006041018, 060379006041017, 060379006041016, 060379006041015,
060379006041014, 060379006041013, 060379006041012, 060379006041011, 060379006041010,
060379006041008, 060379006041006, 060379006041004, 060379006041001, 060379006041002,
060379006041003, 060379006042000, 060379006042007, 060379006042016, 060379006042015,
060379006042014, 060379006042013, 060379006042012, 060379006042011, 060379006042010,
060379006042009, 060379006042008, 060379006042007, 060379006042006, 060379006042005,
060379006042002, 060379006043000, 060379006043007, 060379006043016, 060379006043015,
060379006043014, 060379006043013, 060379006043012, 060379006043011, 060379006043010,
060379006043009, 060379006043008, 060379006043024, 060379006043023, 060379006043022,
060379006043021, 060379006043020, 060379006043019, 060379006043018, 060379006043017,
060379006043006, 060379006043001, 060379006043003, 060379006043004, 060379006043005,
060379006043002,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East 7
Date: 2014-05-07 00:00:00

New NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 2677

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 10092
Residential Addresses Vacant 90 or more days (USPS, March 2010): 268
Residential Addresses NoStat (USPS, March 2010): 40

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 2677
REO Transaction since third quarter 2011 (as of October 2012): 52
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 20
Vacant Properties previous REO or Foreclosure Action: 103
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 296
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 114

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 20.6

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 3028
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 163000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 2072
Number of Distressed Sales transactions 2004-2006 (REO SLD): 12
Number of Sales transactions 2006-2008: 1096
Number of Distressed Sales transactions 2006-2008 (REO SLD): 964
Median Sale Price 2006-2008 (non-distressed): 190000
Median Sale Price 2006-2008 (distressed): 161100
Number of Sales transactions 2008-2010: 1496
Number of Distressed Sales transactions 2008-2010 (REO SLD): 780
Median Sale Price 2008-2010 (non-distressed): 105000
Median Sale Price 2008-2010 (distressed): 120000
Number of Sales transactions 2010-2012: 164
Number of Distressed Sales transactions 2010-2012 (REO SLD): 276
Median Sale Price 2010-2012 (non-distressed): 102300
Median Sale Price 2010-2012 (distressed): 111591

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

**Latitude and Longitude of corner points**
-118.11315536499023 34.68938287545857 -118.11281204223633 34.67512565105419
-118.09478759765625 34.6752666823724236 -118.09530258178711 34.68966517194565

**Blocks Comprising Target Neighborhood**
060379005021000, 060379005021002, 060379005021003, 060379005021005, 060379005021007, 060379005021009, 060379005021011, 060379005021013, 060379005021016, 060379005021015, 060379005021014, 060379005021012, 060379005021010, 060379005021008, 060379005021006, 060379005021004, 060379005021001, 060379005022000, 060379005022002, 060379005022004, 060379005022006, 060379005022008, 060379005022010, 060379005022012, 060379005022029, 060379005022028, 060379005022027, 060379005022026, 060379005022025, 060379005022024, 060379005022023, 060379005022022, 060379005022021, 060379005022020, 060379005022019, 060379005022018, 060379005022017, 060379005022016, 060379005022015, 060379005022014, 060379005022013, 060379005022011, 060379005022009, 060379005022007, 060379005022005, 060379005022003, 060379005022001, 060379005023000, 060379005023007, 060379005023014, 060379005023013, 060379005023012, 060379005023011, 060379005023010, 060379005023009, 060379005023008, 060379005023006, 060379005023001, 060379005023003, 060379005023004, 060379005023005, 060379005023002, 060379005024000, 060379005024006, 060379005024008, 060379005024024, 060379005024023, 060379005024022, 060379005024021, 060379005024020, 060379005024019, 060379005024018, 060379005024017, 060379005024016, 060379005024015, 060379005024014, 060379005024013, 060379005024012, 060379005024011, 060379005024010, 060379005024009, 060379005024007, 060379005024005, 060379005024001, 060379005024002, 060379005024004, 060379005024003,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East 8
Date: 2014-05-07 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee’s identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state’s twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state’s twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 2119

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 4774
Residential Addresses Vacant 90 or more days (USPS, March 2010): 160
Residential Addresses NoStat (USPS, March 2010): 122

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 2119
REO Transaction since third quarter 2011 (as of October 2012): 43
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 19
Vacant Properties previous REO or Foreclosure Action: 70
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 206
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 99

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 14

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 620
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 175500
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 632
Number of Distressed Sales transactions 2004-2006 (REO SLD): 2
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 278
Number of Distressed Sales transactions 2006-2008 (REO SLD): 214
Median Sale Price 2006-2008 (non-distressed): 254000
Median Sale Price 2006-2008 (distressed): 160853
Number of Sales transactions 2008-2010: 426
Number of Distressed Sales transactions 2008-2010 (REO SLD): 274
Median Sale Price 2008-2010 (non-distressed): 120000
Median Sale Price 2008-2010 (distressed): 118400
Number of Sales transactions 2010-2012: 80
Number of Distressed Sales transactions 2010-2012 (REO SLD): 94
Median Sale Price 2010-2012 (non-distressed): 145250
Median Sale Price 2010-2012 (distressed): 111044

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.09530258178711 34.7184543558614 -118.07762145996094 34.71873655317023
-118.07727813720703 34.689947467469985 -118.09530258178711 34.68980631982816

Blocks Comprising Target Neighborhood
060379006051000, 060379006051007, 060379006051032, 060379006051031, 060379006051030, 060379006051029, 060379006051028, 060379006051027, 060379006051026, 060379006051025, 060379006051024, 060379006051049, 060379006051048, 060379006051047, 060379006051046, 060379006051045, 060379006051044, 060379006051043, 060379006051042, 060379006051041, 060379006051067, 060379006051066, 060379006051065, 060379006051064, 060379006051063, 060379006051062, 060379006051061, 060379006051060, 060379006051059, 060379006051058, 060379006051057, 060379006051056, 060379006051055, 060379006051054, 060379006051053, 060379006051052, 060379006051051, 060379006051050, 060379006051040, 060379006051039, 060379006051038, 060379006051037, 060379006051036, 060379006051035, 060379006051034, 060379006051033, 060379006051023, 060379006051022, 060379006051021, 060379006051020, 060379006051019, 060379006051018, 060379006051017, 060379006051016, 060379006051015, 060379006051014, 060379006051013, 060379006051012, 060379006051011, 060379006051010, 060379006051009, 060379006051008, 060379006051006, 060379006051001, 060379006051003, 060379006051004, 060379006051005, 060379006051002, 060379006052000, 060379006052007, 060379006052020, 060379006052019, 060379006052018, 060379006052017, 060379006052016, 060379006052015, 060379006052014, 060379006052013, 060379006052012, 060379006052011, 060379006052010, 060379006052009, 060379006052008, 060379006052006, 060379006052001, 060379006052003, 060379006052004, 060379006052005, 060379006052002,
NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534
Grantee Email: ebrubaker@cityoflancasterca.org

Neighborhood Name: East: 9
Date: 2014-05-06 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantees identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a states twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a states twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 17
Total Housing Units in Neighborhood: 2824

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 13472
Residential Addresses Vacant 90 or more days (USPS, March 2010): 160
Residential Addresses NoStat (USPS, March 2010): 120

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:
Total Housing Units ACS 2005-2009: 2824
REO Transaction since third quarter 2011 (as of October 2012): 61
Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 12
Vacant Properties previous REO or Foreclosure Action: 44
Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 269
Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 89

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 8.8

Supporting Data
To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 2948
Number of Distressed Sales transactions 2002-2004 (REO SLD): 0
Median Sale Price 2002-2004 (non-distressed): 172000
Median Sale Price 2002-2004 (distressed): 0
Number of Sales transactions 2004-2006: 2640
Number of Distressed Sales transactions 2004-2006 (REO SLD): 12
Median Sale Price 2004-2006 (distressed): 0
Number of Sales transactions 2006-2008: 1272
Number of Distressed Sales transactions 2006-2008 (REO SLD): 1112
Median Sale Price 2006-2008 (non-distressed): 220000
Median Sale Price 2006-2008 (distressed): 170000
Number of Sales transactions 2008-2010: 1632
Number of Distressed Sales transactions 2008-2010 (REO SLD): 1108
Median Sale Price 2008-2010 (non-distressed): 120000
Median Sale Price 2008-2010 (distressed): 134258
Number of Sales transactions 2010-2012: 124
Number of Distressed Sales transactions 2010-2012 (REO SLD): 284
Median Sale Price 2010-2012 (non-distressed): 115500
Median Sale Price 2010-2012 (distressed): 123010

Market Analysis:
HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-118.09513092041015 34.689524023822436 -118.0594253540039 34.689524023822436
-118.0594253540039 34.66778434063081 -118.09513092041015 34.66806671075486

Blocks Comprising Target Neighborhood
060379005033000, 060379005033056, 060379005033053, 060379005033001, 060379005033029, 060379005033033, 060379005033041, 060379005033026, 060379005031000, 060379005031007, 060379005031008, 060379005031006, 060379005031001, 060379005031003, 060379005031004, 060379005031005, 060379005031002, 060379005032000, 060379005032010, 060379005032009, 060379005032008, 060379005032007, 060379005032002, 060379005032003, 060379005032004, 060379005032006, 060379005032005, 060379005032001, 060379005033002, 060379005033005, 060379005033007, 060379005033009, 060379005033011, 060379005033013, 060379005033022, 060379005033021, 060379005033020, 060379005033019, 060379005033018, 060379005033017, 060379005033016, 060379005033015, 060379005033014, 060379005033034, 060379005033032, 060379005033031, 060379005033030, 060379005033028, 060379005033027, 060379005033025, 060379005033024, 060379005033023, 060379005033052, 060379005033051, 060379005033050, 060379005033049, 060379005033048, 060379005033047, 060379005033046, 060379005033045, 060379005033044, 060379005033058, 060379005033057, 060379005033055, 060379005033054, 060379005033043, 060379005033042, 060379005033040, 060379005033039, 060379005033038, 060379005033037, 060379005033036, 060379005033035, 060379005033012, 060379005033010, 060379005033008, 060379005033006, 060379005033004, 060379005033003,
Certifications for State and Entitlement Communities

(1) Affirmatively furthering fair housing. The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) Anti-displacement and relocation plan. The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) Anti-lobbying. The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) Authority of jurisdiction. The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) Consistency with plan. The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) Acquisition and relocation. The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) Section 3. The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) Citizen participation. The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) Following a plan. The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) Use of funds. The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) Assessment. The jurisdiction certifies a.) that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and b.) the jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by
assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) Excessive force. The jurisdiction certifies that it has adopted and is enforcing:

a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) Compliance with anti-discrimination laws. The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) Compliance with lead-based paint procedures. The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) Compliance with laws. The jurisdiction certifies that it will comply with applicable laws.

(16) Vicinity hiring. The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) Development of affordable rental housing. The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Mark V. Bozigian  
City Manager

May 27, 2014
Date
Public Comment

Citizen Participation Plan

The fifteen (15) day public review period began on May 12, 2014 and ended on May 27, 2014. The City's Second Substantial Amendment to the 2010-11 Consolidated Annual Action Plan, was made available for public review for 15-days by means of notification published on the City's website, both in English and Spanish, as well as notices published in a newspaper of general circulation. The Substantial Amendment was made available on the City’s website and at locations provided for in the City’s Citizen Participation Plan.

Summary of Public Comments Received

The City of Lancaster posted the City’s Second Substantial Amendment for citizen comments on its website: www.cityoflancasterca.org. At the completion of the public comment period, the City did not receive any comments received from May 12, 2014 and May 27, 2104.
AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles

LEGAL NOTICE

SA NSP3

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Antelope Valley Press, a newspaper of general circulation, printed and published daily in the City of Palmdale, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the City of Lancaster, State of California on January 26, 1990, Case Number NOC1714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

May 12, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Signature]

Dated: May 12, 2014

Executed at Palmdale, California

Valley Press

37404 SIERRA HWY., PALMDALE CA 93550
Telephone (661)267-4112/Fax (661)947-4870
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and am not a party to, or interested in, the above entitled matter. I am the principal clerk of the printer of the Antelope Valley Press, a newspaper of general circulation, printed and published daily in the City of Palmdale, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328608; modified Case Number 657770 April 11, 1956; also operating as the Ladder-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mirror News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1962, Case Number NOC564; and adjudicated a newspaper of general circulation for the City of Lancaster, State of California on January 26, 1990, Case Number NOC10714. Modified October 22, 1990; that the notice, of which the annex is a printed copy (set in type not smaller than number), has been published in each regular and entire issue of said newspaper and not in any supplement thereon on the following dates, to-wit:

May 13, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Dated: May 13, 2014

Executed at Palmdale, California

Palmdale Press

37404 SIERRA HWY., PALMDALE, CA 93550
Telephone (661)267-4112/Fax (661)947-4870
FUNDING APPROVAL AND GRANT AGREEMENT FOR
NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3) FUNDS
AS AUTHORIZED AND APPROPRIATED UNDER THE WALL STREET REFORM
AND CONSUMER PROTECTION ACT OF 2010, AMERICAN RECOVERY AND
REINVESTMENT ACT OF 2009 AND THE HOUSING AND ECONOMIC RECOVERY
ACT OF 2008
(PUBLIC LAWS 111-203, 111-005 and 110-289)

NSP3 GRANTEE: City of Lancaster

NSP3 GRANT NUMBER: B-11-MN-06-0510

NSP3 GRANT AMOUNT: $2,364,566

NSP3 APPROVAL DATE: 3/9/2011

NSP3 EXPENDITURE DEADLINE (2 YEAR): 3/8/2013

NSP3 EXPENDITURE DEADLINE (3 YEAR): 3/8/2014

GRANTEE DUNS NUMBER: 151324167

1. This Grant Agreement between the U.S. Department of Housing and Urban Development (HUD) and City of Lancaster (Grantee) is made pursuant to the authority of section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203 (July 21, 2010)) (Dodd-Frank Act), title XII of Division A of the American Recovery and Reinvestment Act of 2009 (Public Law 111-5 (February 17, 2009)) (Recovery Act) and sections 2301 – 2304 of the Housing and Economic Recovery Act of 2008 (Public Law 110-289 (July 30, 2008)) (HERA). The program established pursuant to section 2301-2304 of HERA is known as the “Neighborhood Stabilization Program” or “NSP.” The term “NSP2” refers to the second appropriation of NSP funds provided under the Recovery Act. The additional allocation under the Frank Dodd Act represents the third round of Neighborhood Stabilization Program funding and is referred to as “NSP3.” Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants (Docket No. FR-5447-N-01, October 19, 2010) (NSP3 Notice); the Dodd-Frank Act; the Recovery Act; HERA; the Grantee’s application for NSP3; the HUD regulations at 24 CFR Part 570 (as modified by the NSP3 Notice as now in effect and as may be amended from time to time) (Regulations); and this Funding Approval, including any special conditions, constitute part of the Grant Agreement. In the event of a conflict between a provision of the Grantee’s Application and any provision of this Grant Agreement, the latter shall control.

2. The Grantee shall comply with reporting requirements established by HUD and OMB (including all revisions to such reporting requirements) and the Federal Funding Accountability and Transparency Act (Pub. L. 109–282) (including implementing guidance).
3. Subject to the provisions of this Grant Agreement, HUD will make NSP3 Grant Funds in the amount of $2,364,566 available to the Grantee upon execution of this Grant Agreement by the parties. Of that amount, $591,142 must be used to house individuals or families whose incomes do not exceed 50 percent of area median income, pursuant to Dodd-Frank Act. The Grantee shall have 24 months from the date of HUD’s execution of this Grant Agreement to expend half of the NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. The Grantee shall have 36 months from the date of HUD’s execution of this Grant Agreement to expend the total NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. The NSP3 Grant Funds may be used to pay eligible costs arising from eligible uses incurred after the NSP3 Approval Date provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-award planning and general administrative costs may not be paid with funding assistance except as permitted in the NSP3 Notice, as amended. Other pre-award costs may not be paid with funding assistance except as permitted by 24 CFR 570.200(h); for purposes of NSP3, such costs are limited to those incurred on or after the date that the NSP3 Notice was published by HUD.

4. The Grantee agrees to assume all of the responsibilities for environmental review, decisionmaking, and actions, as specified and required in regulations issued by the Secretary pursuant to section 104(g) of Title I of the Housing and Community Development Act, as amended (42 U.S.C. 5304) and published in 24 CFR Part 58.

5. The Grantee agrees that it will demolish or convert units using NSP3 funds only to the extent and scope described in the NSP3 substantial amendment. The Grantee agrees that under no circumstances will NSP3 funds be used to demolish any public housing (as defined in section 3 of the United States Housing Act of 1937 (42 U.S.C. 1437a)).

6. The Grantee agrees to comply with the Recovery Act provisions concerning tenant protections applicable to NSP3 acquisitions of foreclosed property. The Grantee must document its efforts to ensure that the initial successor in interest (ISII) in a foreclosed upon dwelling or residential real property (typically, the initial successor in interest in property acquired through foreclosure is the lender or trustee for holders of obligations secured by mortgage liens) has provided bona fide tenants with the notice and other protections outlined in the Recovery Act. The Grantee will not use NSP3 funds to finance the acquisition of property from any initial successor in interest that failed to comply with applicable requirements unless the Grantee assumes the obligations of such initial successor in interest with respect to bona fide tenants. If the Grantee elects to assume such obligations, it may only do so if the tenant is still occupying the property and will provide any tenant displaced as a result of the NSP3 funded acquisition with the assistance outlined in 24 CFR 570.606. If the Grantee knows that the ISII did not comply with the NSP tenant protection requirements and vacated the property contrary to the NSP requirements, NSP3 funds cannot be used to acquire such properties.

7. The Grantee further acknowledges its responsibility for adherence to all applicable terms and conditions of this grant award by sub-recipient entities and contractors, including
obtaining a DUNS number (or updating the existing DUNS record), and registering with the Central Contractor Registration.

8. This Grant Agreement may be amended only with the prior written approval of HUD. In considering proposed amendments to this Grant Agreement, HUD shall also review, among other things, whether the amendment is otherwise consistent with the Dodd-Frank Act, the Recovery Act, HERA, the NSP3 Notice, as amended, and the Regulations.

9. The Grantee may not amend its Grantee Submission other than as described above; however, such amendments will be subject to the requirements of the NSP3 Notice and any revisions HUD may make to the NSP3 Notice (or any successor Notice or regulation).

10. The Grantee must respond in writing to any citizen complaint within 15 working days, if feasible, and send a copy of the response to HUD. The Grantee shall at all times maintain an up-to-date copy of its Grantee Application, including all amendments approved by HUD, on its Internet website. Further, the Grantee shall maintain information on all drawdowns, deposits, and expenditures of grant funds and program income under this Funding Approval and Grant Agreement and any other records required by 24 CFR 570.506 and the NSP3 Notice, as amended, in its files and shall make such information available for audit or inspection by duly authorized representatives of HUD, HUD's Office of the Inspector General, or the Comptroller General of the United States.

11. The Grantee is advised that providing false, fictitious or misleading information with respect to NSP3 Grant Funds may result in criminal, civil or administrative prosecution under 18 USC § 1001, 18 USC § 1343, 31 USC § 3729, 31 USC § 3801 or another applicable statute.

12. Close-out of this grant shall be subject to the provisions of 24 CFR 570.509 or such close-out instructions as may hereafter be issued by HUD specifically for NSP3 grants.
This NSP3 Grant Agreement is binding with respect to HUD in accordance with its terms upon the execution by HUD in the space provided below, subject to execution on behalf of the Grantee.

The United States Department of Housing and Urban Development

[Signature]
William Vasquez
Name of Authorized Official

Director, Office of Community Planning and Development
Title of Authorized Official

[Signature]
3/18/11
Date of Signature

The Grantee
City of Lancaster

[Signature]
Mark V. Bozigian
Name of Authorized Official

City Manager
Title of Authorized Official

[Signature]
3-18-11
Date of Signature

953213004
Grantee Tax Identification Number
APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION:  
   ☑ Construction  ☑ Non-Construction

2. DATE SUBMITTED  
   02/25/2011

3. DATE RECEIVED BY STATE  
   State Application Identifier

4. DATE RECEIVED BY FEDERAL AGENCY  
   Federal Identifier

5. APPLICANT INFORMATION
   
   Legal Name:  
   City of Lancaster

   Organizational DUNS:  
   5-132-4167

   Address:  
   44933 North Fern Avenue

   City:  
   Lancaster

   County:  
   Los Angeles

   State:  
   California

   Zip Code:  
   93534

   Country:  
   United States

6. EMPLOYER IDENTIFICATION NUMBER (EIN):  
   9161313004

7. TYPE OF APPLICATION:  
   ☑ New  ☑ Continuation  ☐ Revision

   If Revision, enter appropriate letter(s) in box(es)

   See back of form for description of letters.

   Other (specify)

8. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:  
   142118

9. NAME OF FEDERAL AGENCY:  
   U.S. Department of Housing and Urban Development

10. DESCRIPTIVE TITLE OF APPLICANT’S PROJECT:  
    Neighborhood Stabilization Program 3

11. AREAS AFFECTED BY PROJECT:  
    City of Lancaster, California

12. PROPOSED PROJECT:

   Start Date:  
   09/01/2011

   Ending Date:  
   06/01/2014

13. ESTIMATED FUNDING:

   a. Federal  
      $ 2,364,568

   b. Applicant  
      0

   c. State  
      0

   d. Local  
      0

   e. Other  
      0

   f. Program Income  
      0

   g. TOTAL  
      $ 2,364,568

14. CONGRESSIONAL DISTRICTS OF:  
   a. Applicant  
      22 & 25

   b. Project  
      22 & 25

15. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

   a. Yes  ☑  THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

      DATE:

   b. No  ☐  PROGRAM IS NOT COVERED BY E.O. 12372

      OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

16. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DILY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

   a. Authorized Representative  
      Mr.  Christopher

   b. Title  
      Bocigian

   c. Telephone Number (give area code)  
      (661) 723-8000

   d. Signature of Authorized Representative  
      □  2/25/2011

   e. Date Signed  
      2/25/2011

Standard Form 424 (Rev.6-2003)  
Prescribed by OMB Circular A-102
Authority to Use Grant Funds

FY-09-CPD-260

To: (name & address of Grant Recipient & name & title of Chief Executive Official)
Mark V. Vosbigian, City Manager
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

Copy To: (name & address of Sub Recipient or Secondary Contact)
Christopher Shaver
City of Lancaster
44933 North Fern Avenue
Lancaster CA 93534

We received your Request for Release of Funds and Certification, form HUD-7015.15 on 2/4/2010

Your Request was for HUD/State Identification Number B-08-MN-06-0510

All objections, if received, have been considered and the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes.

Project/Activity:
NSP Housing acquisition, rehabilitation and disposition

Location:
City of Lancaster, Los Angeles County, CA

Funding Source:
P

Comments:

Typed Name of Authorizing Officer:
William G. Vasquez, Director
Office of CPD
Los Angeles Field Office

Signature of Authorizing Officer

Effective Release Date:
2/20/2010

Action Number: FY-09-CPD-260

EO:
form HUD-7015.16 (2/94)
ref. Handbook 6513.0