

**Grantee: Lancaster, CA**

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

**July 1, 2014 thru September 30, 2014 Performance Report**

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**Grant Number:**

B-08-MN-06-0510

**Obligation Date:**

03/11/2009

**Award Date:**

03/09/2009

**Grantee Name:**

Lancaster, CA

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$6,983,533.00

**Grant Status:**

Active

**QPR Contact:**

Brigitte S Ligions

**LOCCS Authorized Amount:**

\$6,983,533.00

**Estimated PI/RL Funds:**

\$3,200,000.00

**Total Budget:**

\$10,183,533.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

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

### Distribution and and Uses of Funds:

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

### Definitions and Descriptions:

#### Blighted Structure

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

The City of Lancaster defines a "Blighted Structures" in accordance with Section 33031(a) of the California Health and Safety Code: 33031(a) This subdivision describes physical conditions that cause blight: (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards. (3) Adjacent or nearby incompatible land uses that



prevent the development of those parcels or other portions of the project area. (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

**Affordable Rents**

"Affordable Rents" shall mean lower income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, affordable rent may be established at a level not to exceed 30 percent of gross income of the household. Affordable rents shall be determined in the same manner as pursuant to Health and Safety Code requirements.

**Continued Affordability**

The City of Lancaster shall ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and foreclosed-upon homes and residential properties remain affordable to individuals or families with incomes below 120 percent of area median income or, for units originally assisted with funds under the requirements of Section 2301(f)(3)(A)(ii), remain affordable to individuals and families with incomes below 50 percent of area median income.

The resale price, as determined by the City of Lancaster, must be affordable to the new purchaser and may not exceed the affordable housing cost for a low-income household. The affordable housing cost is the product of 30 percent times 80 percent of the area median income adjusted for family size appropriate for the property.

Resale of the property by the participants during the affordability period to a new purchaser that is not a low-income household, does not intend to occupy the property as a primary residence, or the resale price is not an affordable price, the City shall recapture the entire amount of the City loan, including principal, accrued interest and other applicable loan charges.

During the affordability period, should participant transfer th

**Definitions and Descriptions:**

e property title, not occupy the property as a primary residence or not comply with any portion of the loan agreement, the City shall recapture the entire amount of the City loan, including principal, accrued interest and other applicable loan charges.

Continued affordability will be ensured for the entire period of affordability through monitoring, following the specific HOME monitoring requirements as defined in 24 CFR Part 92.

**Housing Rehabilitation Standards**

The City of Lancaster will ensure that all rehabilitation of residential properties utilizing NSP funds comply with applicable laws, codes and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties.

**Low Income Targeting:**

**LOW INCOME TARGETING**

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

**Acquisition and Relocation:**

**ACQUISITIONS AND RELOCATION**

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

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

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

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

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

**Public Comment:**

**PUBLIC COMMENT**

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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$8,437,105.59
<b>Total Budget</b>	\$0.00	\$8,437,105.59
<b>Total Obligated</b>	\$0.00	\$8,137,105.59



<b>Total Funds Drawdown</b>	\$0.00	\$7,945,339.94
<b>Program Funds Drawdown</b>	\$0.00	\$6,966,912.71
<b>Program Income Drawdown</b>	\$0.00	\$978,427.23
<b>Program Income Received</b>	\$0.00	\$4,022,417.49
<b>Total Funds Expended</b>	\$607,725.95	\$8,822,134.60
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,047,529.95	\$0.00
<b>Limit on Admin/Planning</b>	\$698,353.30	\$698,304.74
<b>Limit on State Admin</b>	\$0.00	\$698,304.74

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,745,883.25	\$2,274,938.43

## Overall Progress Narrative:

The City of Lancaster has identified and acquired four properties utilizing Program Income funds from the sale of NSP1 homes during the time period from July 1, 2014, to September 30, 2014. Approximately \$607,000 has been expended on foreclosed homes and administrative activities in the NSP targeted areas. The City is currently identifying other properties which meet NSP requirements for acquisition and rehabilitation purposes. Scopes of work are being prepared and reviewed for rehabilitation of the currently acquired foreclosed homes. The City anticipates rehabilitation activities to commence in the next several quarters.

All homes originally acquired with Program Funds have been rehabilitated. Previously, 4 homes sold that were originally acquired as LMMI but were income eligible as LH25% and were reported under LH25% activities. The City is currently in the process of updating the budget, properties and beneficiary data to reflect the financial transfers.

The City has sold all of the LH25% listed homes to persons at or below 50% of the area median income. During this reporting period, the City sold the last remaining LMMI home.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
NSP-1, Acquisition & Rehabilitation	\$0.00	\$9,291,203.00	\$6,268,607.97



NSP-5, Administration

\$0.00

\$842,625.79

\$698,304.74



## Activities

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

**Grantee Activity Number:** NSP-1a

**Activity Title:** Acquisition/ Rehab - LMMI

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1

**Projected Start Date:**

01/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

NSP1 LMMI Program Income

**Activity Status:**

Under Way

**Project Title:**

Acquisition & Rehabilitation

**Projected End Date:**

09/09/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Lancaster Redevelopment Agency, 44933 North

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,643,813.86
<b>Total Budget</b>	\$0.00	\$3,643,813.86
<b>Total Obligated</b>	\$0.00	\$3,643,813.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,539,682.95
<b>Program Funds Drawdown</b>	\$0.00	\$2,686,056.79
<b>Program Income Drawdown</b>	\$0.00	\$853,626.16
<b>Program Income Received</b>	\$0.00	\$2,559,164.45
<b>Total Funds Expended</b>	\$350,020.59	\$3,999,850.35
The Lancaster Redevelopment Agency, 44933 North	\$350,020.59	\$3,999,850.35
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

**Location Description:**

The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.  
45503 Foxton



45539 Foxton

44445 Foxton

45310 Rodin

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

611 H-12

45430 Elm

813 H-5

701 H-13

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

1022 West H-8

1035 H-2

1120 West H-4

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

1103 West Ave. J-15

1124 West J-11

1020 West J-6

1157 West J-15

1008 West J-14

1144 West J-9

1051 west J-10

1243 West J-11

1156 West J14

1114 West J-7

1144 West J-7

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

639 East Pilsbury

44745 6th Street East

44651 Foxton

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

44033 Andale

43640 Foxton

44035 Rodin

616 Eston Place

44041 Glenraven

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

43041 36th Street West

3801 West K-10

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

44406 Fern

940 West Norberry

### Activity Progress Narrative:

The City of Lancaster sold the one remaining home from the originally acquired 32 homes at the close of the reporting period. The sale and beneficiary information will be reflected in the next quarter. The home is located in the following neighborhood: Mariposa. The City strategically acquired the thirty-two LMMI properties in areas of greatest need where vacant and foreclosed homes had a de-stabilizing impact on established neighborhoods. The LMMI homes were acquired in the following census tracts: 900501 -- 5 homes; 900602 -- 4 homes; 900607 -- 3 homes; 900703 -- 10 homes; 900803 -- 3 homes; 900804 -- 3 homes; 900806 -- 2 homes; 901006 -- 2 homes.

The City acquired two foreclosed properties identified in targeted areas during this reporting period. Rehabilitation scopes of work, which include drought tolerant landscaping for water conservation purposes, are currently being prepared for bid purposes. Rehabilitation activities for the acquired foreclosed homes will begin in the next quarter. These homes are being rehabilitated for the purpose of making the home available to LMMI persons. Acquisition and rehabilitation activities will be reflected in the next reporting period.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/32
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired voluntarily	0	32/32

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/32
# of Singlefamily Units	0	15/32

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	21/10	3/22	24/32	100.00
# Owner Households	0	0	0	21/10	3/22	24/32	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



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

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-1

**Projected Start Date:**

01/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

NSP1 Program Income LH25%

**Activity Status:**

Under Way

**Project Title:**

Acquisition & Rehabilitation

**Projected End Date:**

09/09/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Lancaster Redevelopment Agency, 44933 North

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,544,055.43
<b>Total Budget</b>	\$0.00	\$1,544,055.43
<b>Total Obligated</b>	\$0.00	\$1,244,055.43
<b>Total Funds Drawdown</b>	\$0.00	\$1,177,966.59
<b>Program Funds Drawdown</b>	\$0.00	\$1,053,165.52
<b>Program Income Drawdown</b>	\$0.00	\$124,801.07
<b>Program Income Received</b>	\$0.00	\$1,463,253.04
<b>Total Funds Expended</b>	\$257,705.36	\$1,435,671.95
The Lancaster Redevelopment Agency, 44933 North	\$257,705.36	\$1,435,671.95
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

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

**Location Description:**

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

45542 6th Street East

45542 Andale

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

45309 Genoa Avenue

45425 Date Avenue

The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by



10th Street west to 15th Street West and from Avenue H to Avenue I.

1202 West Avenue H-11

45503 Newtree

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

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

717 East Oldfield

44505 Watford

44733 Andale

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

44302 3rd Street East

44220 4th Street East

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

43016 Guyman

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

### Activity Progress Narrative:

The City originally acquired twelve LH 25% properties and has sold all of the properties. Previously, 4 homes sold that were originally acquired as LMMI but were income eligible as LH25% were reported under LH25% activities. The City is currently in the process of updating the budget, properties and beneficiary data in to reflect the financial transfers. The 12 homes acquired homes were acquired in the following census tracts: 900501 -- 2 homes; 900602 -- 3 homes; 900607 -- 3 homes; 900803 -- 1 home; 900804 -- 2 homes; 901006 -- 1 home.

The City acquired two foreclosed properties identified in targeted areas during the reporting period. Rehabilitation scopes of work, which include drought tolerant landscaping for water conservation purposes, are currently being prepared for bid purposes. Rehabilitation activities for the acquired foreclosed homes will begin in the next quarter. These homes are being rehabilitated for the purpose of making the home available to LH25% persons. Acquisition and rehabilitation activities will be reflected in the next reporting period.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/12
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired voluntarily	0	12/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/12
# of Singlefamily Units	0	13/12

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	20/12	0/0	20/12	100.00
# Owner Households	0	0	0	20/12	0/0	20/12	100.00

### Activity Locations

No Activity Locations found.



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP1a2</b>
<b>Activity Title:</b>	<b>Rehabilitation of Vacant/Foreclosed Homes</b>

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

**Activity Status:**  
Under Way

**Project Number:**  
NSP-1

**Project Title:**  
Acquisition & Rehabilitation

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

**Projected End Date:**  
09/09/2014

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
The Lancaster Redevelopment Agency, 44933 North

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,800,000.00
<b>Total Budget</b>	\$0.00	\$1,800,000.00
<b>Total Obligated</b>	\$0.00	\$1,800,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,799,691.60
<b>Program Funds Drawdown</b>	\$0.00	\$1,799,691.60
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,958,613.50
The Lancaster Redevelopment Agency, 44933 North	\$0.00	\$1,958,613.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

The rehabilitation of NSP acquired properties will take place in the following neighborhoods:  
 The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.  
 45503 Foxton  
 45539 Foxton  
 44445 Foxton  
 45310 Rodin  
 The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.  
 611 H-12  
 45430 Elm



813 H-5  
701 H-13

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

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

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

1103 West Ave. J-15  
1124 West J-11  
1020 West J-6  
1157 West J-15  
1008 West J-14  
1144 West J-9  
1051 west J-10  
1243 West J-11  
1156 West J14  
1114 West J-7  
1144 West J-7

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

639 East Pilsbury  
44745 6th Street East  
44651 Foxton

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

44033 Andale  
43640 Foxton  
44035 Rodin  
616 Eston Place  
44041 Glenraven

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

43041 36th Street West  
3801 West K-10

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

44406 Fern  
940 West Norberry

### Activity Progress Narrative:

The City acquired thirty-two foreclosed/vacant homes requiring rehabilitation. All homes have been rehabilitated and sold. Number of properties has been adjusted to zero, as these properties are reported under the NSP 1a Acquisition activity.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/32	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/32	
# of Singlefamily Units	0		0/32	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/22	0/32	0





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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-1

**Projected Start Date:**

03/09/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

NSP1 Program Income LH25%

**Activity Status:**

Under Way

**Project Title:**

Acquisition & Rehabilitation

**Projected End Date:**

09/09/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Lancaster Redevelopment Agency, 44933 North

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$730,883.00
<b>Total Budget</b>	\$0.00	\$730,883.00
<b>Total Obligated</b>	\$0.00	\$730,883.00
<b>Total Funds Drawdown</b>	\$0.00	\$729,694.06
<b>Program Funds Drawdown</b>	\$0.00	\$729,694.06
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$729,694.06
The Lancaster Redevelopment Agency, 44933 North	\$0.00	\$729,694.06
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

The rehabilitation of NSP acquired properties will take place in the following neighborhoods:  
 The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.  
 45542 6th Street East  
 45542 Andale  
 The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.  
 45309 Genoa Avenue  
 45425 Date Avenue  
 The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by



10th Street west to 15th Street West and from Avenue H to Avenue I.  
 1202 West Avenue H-11  
 45503 Newtowne  
 The Lowtree neighborhood in Census Tract 9007.03 bounded by Ave J to K and 10th West to 15th West.  
 The El Dorado neighborhood in Census Tract 9006.07 bounded by Lancaster Blvd to Ave J and from Division to Challenger.  
 717 East Oldfield  
 44505 Watford  
 44733 Andale  
 The Joshua neighborhood in Census Tract 9005.01 bounded by Ave J to Ave K and from Division to Challenger.  
 44302 3rd Street East  
 44220 4th Street East  
 The Trend neighborhood in Census Tract 9010.06 Block Group 6 bounded by 35th Street West to 40th Street West and from Avenue K-10 to Avenue L.  
 43016 Guyman  
 The South Downtown neighborhood in Census Tract 9008.06 bounded by 10th to Sierra Hwy and from Lancaster Blvd. to Avenue J.

**Activity Progress Narrative:**

The LH25% homes have been rehabilitated and sold. Number of properties for this activity is already reported in NSP1b Acquisition activities; therefore, the number of properties for this activity has been reduced from 12 to 0.

**Accomplishments Performance Measures**

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/12	0/0	0/12	0
# Owner Households	0	0	0	0/12	0/0	0/12	0

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





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

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

**Activity Category:**

Administration

**Project Number:**

NSP-5

**Projected Start Date:**

01/05/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Program Income Account:**

NSP1 Program Income Admin

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

09/09/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Lancaster Redevelopment Agency, 44933 North

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$718,353.30
<b>Total Budget</b>	\$0.00	\$718,353.30
<b>Total Obligated</b>	\$0.00	\$718,353.30
<b>Total Funds Drawdown</b>	\$0.00	\$698,304.74
<b>Program Funds Drawdown</b>	\$0.00	\$698,304.74
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$698,304.74
The Lancaster Redevelopment Agency, 44933 North	\$0.00	\$698,304.74
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

General administration and planning, as defined at 24 CFR 570.205 and 206, activities shall not exceed 10 percent of the NSP grant. The 10 percent limitation applies to the grant as a whole to cover the direct costs associated with administration of the Neighborhood Stabilization Program. Administrative activities include record keeping, environmental reviews, compliance monitoring, appraisal fees, lead and asbestos testing, property maintenance and general administration of the grant funds.

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

### Location Description:

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

### Activity Progress Narrative:

The City of Lancaster has dedicated staff to the rehabilitation, marketing and selling of the NSP properties. Administrative expenditures are not being reporting during this period. Administrative expenses at are primarily for the reimbursement of salaries for dedicated NSP professional and clerical staff carrying out program



and grant administration activities. Those expenditures typically include legal notices, preparation of reports, financial activities, DRGR data collection and input, program delivery and other eligible costs pursuant to 24 CFR 570.205 and 206.

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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