Grantee: Lancaster, CA

Grant: B-08-MN-06-0510

April 1, 2018 thru June 30, 2018 Performance Report
Grant Number: B-08-MN-06-0510
Grantee Name: Lancaster, CA
Grant Award Amount: $6,983,533.00
LOCCS Authorized Amount: $6,983,533.00
Total Budget: $13,683,533.00

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 2006, 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 653 foreclosures reported for that month, Los Angeles again took the top spot and neighboring Palmdale took the number two spot with 686 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 include 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
renter. 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:

A 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 area median 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 homeowners.

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.

Overall This Report Period To Date
Total Projected Budget from All Sources N/A $13,559,260.51
Total Budget $0.00 $13,559,260.51
Total Obligated $0.00 $13,559,260.51
Total Funds Drawdown $0.00 $11,638,708.28
Program Funds Drawdown $0.00 $6,966,912.71
Program Income Drawdown $0.00 $4,671,795.57
Program Income Received $0.00 $5,942,920.42
Total Funds Expended $0.00 $11,774,760.33
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

Progress Toward Required Numeric Targets

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<th>Target</th>
<th>Actual</th>
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<tr>
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<tr>
<td>Overall Benefit Percentage (Actual)</td>
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Overall Progress Narrative:

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. The City of Lancaster, pursuant to the substantial amendment, has identified and acquired a total of 20 properties in the expanded targeted areas utilizing Program Income funds from the sale of NSP1 homes for rehabilitation activities. The City acquired no new properties during this reporting period from April 1, 2018 to June 30, 2018 in the expanded targeted area. Rehabilitation efforts continue for three properties during this reporting period. Efforts are scheduled to commence for the two houses that were acquired during Quarter 3. No vouchering activity was conducted during this quarter, as we are still attempting to correct an issue (that remains outstanding) with help from Technical Assistance. It is our sincere desire to mitigate this issue before the close of the subsequent quarter so that we may resume vouchering. No properties closed escrow during this reporting period however, we anticipate that the properties that are completely rehabilitated will enter in the beginning of the upcoming program year. To date, the City has sold twelve LMMI and three LH25% properties. The City continues to identify other properties which meet NSP requirements for acquisition and rehabilitation purposes. Market conditions have improved and the City anticipates that NSP properties will quickly sell. However this rebound of the housing market has caused difficulty in acquiring homes as investors are able to offer above appraised value. Occupied homes will help stabilize neighborhoods and address the many issues brought about by vacant properties. In addition, the City will also be able to reduce maintenance costs and general upkeep of the properties once a new owner occupies the home.
## Project Summary

**Project #, Project Title**

<table>
<thead>
<tr>
<th>Project</th>
<th>Program Funds Drawdown</th>
<th>This Report Period Project Funds Budgeted</th>
<th>To Date Project Funds Drawdown</th>
<th>Program Funds Drawdown</th>
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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

Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
  Program Funds Drawdown
  Program Income Drawdown
Program Income Received
Total Funds Expended
  The Lancaster Redevelopment Agency, 44933 North
Most Impacted and Distressed Expended
Match Contributed

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<thead>
<tr>
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<th>Apr 1 thru Jun 30, 2018</th>
<th>To Date</th>
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<td>Program Income Received</td>
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<td>The Lancaster Redevelopment Agency, 44933 North</td>
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<tr>
<td>Most Impacted and Distressed Expended</td>
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<tr>
<td>Match Contributed</td>
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<td>$0.00</td>
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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
Activity Progress Narrative:

The City of Lancaster completed and sold all of the thirty-two homes acquired under the original grant. The City is currently in the process of updating the sale and beneficiary data. One property from the original grant which sold in September 2014 was reported as program income in a previous reporting period. 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; 900807 -- 3 homes; 900703 -- 10 homes; 900803 -- 3 homes; 900804 -- 3 homes; 900808 -- 2 homes; 901006 -- 2 homes.

The City of Lancaster pursuant to the substantial amendment, has acquired a total of seventeen foreclosed properties identified in the expanded targeted areas utilizing Program Income funds from the sale of NSP homes. The rehabilitation activities have been completed on 14 of those homes. The City has sold no homes during this quarter. It is anticipated that two properties may enter escrow in the beginning of the upcoming program year. The City is currently identifying other properties which meet NSP requirements for acquisition and rehabilitation purposes. These homes are being rehabilitated for the purpose of making the homes available to LMMI persons. The LMMI homes were acquired in the following census tracts: 900501 -- 4 homes; 900505 -- 1 home; 900506 -- 1 home; 900605 -- 1 home; 900606 -- 3 homes; 900609 -- 2 homes; 900701 -- 2 homes; 900803 -- 1 home; 900804 -- 1 home; 900805 -- 1 home.
### Accomplishments Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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<tr>
<td></td>
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<td># of buildings (non-residential)</td>
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<tr>
<td># of Parcels acquired voluntarily</td>
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<tbody>
<tr>
<td></td>
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<tr>
<td># of Housing Units</td>
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<td># of Singlefamily Units</td>
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<td>23/32</td>
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### Beneficiaries Performance Measures

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<td>Mod</td>
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<td># of Households</td>
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<tr>
<td># Owner Households</td>
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### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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<th>Other Funding Sources</th>
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<tr>
<td>Project Number:</td>
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<td>Completed Activity Actual End Date:</td>
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<td>Responsible Organization:</td>
<td>The Lancaster Redevelopment Agency, 44933 North</td>
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<th>Overall</th>
<th>Apr 1 thru Jun 30, 2018</th>
<th>To Date</th>
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<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<td>Most Impacted and Distressed Expended</td>
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</tr>
<tr>
<td>Match Contributed</td>
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<td>$0.00</td>
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**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 8th 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 L.
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 Waitford
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 9008.08 bounded by 10th to Sierra Hwy and from Lancaster Blvd. to Avenue J.

Activity Progress Narrative:
No vouchering activity was conducted during this quarter, as we are still attempting to correct an issue (that remains outstanding) with help from Technical Assistance.

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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Beneficiaries Performance Measures

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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found
<table>
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<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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Grantee Activity Number: NSP1a2
Activity Title: Rehabilitation of Vacant/Foreclosed Homes

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 - LMMI

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

<table>
<thead>
<tr>
<th>Overall</th>
<th>Apr 1 thru Jun 30, 2018</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
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<tr>
<td>Total Budget</td>
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<tr>
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<td>Total Funds Drawdown</td>
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<td>Program Income Drawdown</td>
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<tr>
<td>Program Income Received</td>
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<td>Total Funds Expended</td>
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<tr>
<td>Most Impacted and Distressed Expended</td>
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<tr>
<td>Match Contributed</td>
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<td>$0.00</td>
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</table>

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 900802, 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 J-14
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 Glennaven
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

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Total</td>
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</tr>
<tr>
<td># of Properties</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td># of Housing Units</td>
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</tr>
<tr>
<td># of Singlefamily Units</td>
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<td>0/32</td>
</tr>
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</table>

Beneficiaries Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low Mod Total</td>
<td>Low Mod Total Low/Mod</td>
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<tr>
<td># of Households</td>
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<td>0/10 0/22 0/32 0</td>
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</table>
# Owner Households  
0 0 0 0/10 0/22 0/32 0

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tbody>
<tr>
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<tr>
<td>Total Other Funding Sources</td>
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</table>
Grantee Activity Number: NSP1b2
Activity Title: Rehabilitation of Vacant/Foreclosed Homes LH-25%

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
Total Projected Budget from All Sources N/A $730,883.00
Total Budget $0.00 $730,883.00
Total Obligated $0.00 $730,883.00
Total Funds Drawdown $0.00 $729,694.06
Program Funds Drawdown $0.00 $729,694.06
Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $729,694.06
The Lancaster Redevelopment Agency, 44933 North $0.00 $729,694.06
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $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 Plute 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 Waford
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

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<tr>
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<td>0/12</td>
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</table>

Beneficiaries Performance Measures

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<tr>
<td></td>
<td>Low</td>
<td>Mod</td>
</tr>
<tr>
<td># of Households</td>
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<tr>
<td># Owner Households</td>
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</tbody>
</table>

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
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: N/A
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
Total Projected Budget from All Sources N/A $718,353.30
Total Budget $0.00 $718,353.30
Total Obligated $0.00 $718,353.30
Total Funds Drawdown $0.00 $698,304.74
Program Funds Drawdown $0.00 $698,304.74
Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $698,304.74
The Lancaster Redevelopment Agency, 44933 North $0.00 $698,304.74
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

To Date
April 1 thru June 30, 2018

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:
No vouchering activity was conducted during this quarter, as we are attempting to correct an issue (that remains outstanding) with help from Technical Assistance.
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