



# CITY OF PALMDALE

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**2019/2020 ANNUAL ACTION PLAN AMENDMENT (JUNE 2, 2020)  
JULY 1, 2019 THROUGH JUNE 30, 2020**

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## **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

### **June 2020 –Substantial Amendment**

As authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, enacted on March 27, 2020, the City of Palmdale has received a special allocation of U.S. Department of Housing and Urban Development (HUD) resources in the amount of \$935,276 to be used to exclusively on eligible activities that prevent and respond to the COVID-19 pandemic. This funding resource is titled Community Development Block Grant COVID-19 (CDBG-CV). The City of Palmdale has prepared a substantial amendment to its 2019-2020 Annual Action Plan to program the special allocation of CDBG-CV and to re-allocate \$50,000 from the 2019-2020 Annual Action Plan to COVID-19 response activities. The City will address four primary projects with this amendment to respond the impact of the COVID-19 pandemic in the City of Palmdale:

- Public Services
  - Provide public services for residents including those with special needs
  - Business Public Service
- Economic Assistance
  - Assist small and micro-businesses within the City of Palmdale and ensure the creation and retention of jobs for low- and moderate-income persons
- Housing Assistance
  - Mortgage Assistance for Low- and Moderate-Income Households
- Planning and Administration

To augment the CARES Act resources, the City will reduce the funding allocated to the 2019-2020 Public Facilities and Infrastructure Improvements goal by \$50,000.

This amendment to the 2019-2020 Annual Action Plan incorporates prior amendments that have already been approved during the program year.

### **1. Introduction**

The 2019-2020 Action Plan is the fifth of five annual plans implementing the 2015-2019 Consolidated Plan - Strategic Plan goals for the annual investment of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The Action Plan identifies available resources, annual goals and projects for the period beginning July 1, 2019 and ending June 30, 2020.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, allocates funds for projects designed to achieve the numeric goals and outcomes included in the 2015-2019 Consolidated Plan – Strategic Plan. The CDBG and HOME programs provide for a wide

range of eligible community development and housing projects that benefit low- and moderate-income Palmdale residents, as discussed below.

### **Community Development Block Grant (CDBG)**

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

### **HOME Investment Partnerships (HOME)**

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

For the 2019-2020 program year the City will receive \$1,608,313 of CDBG funds, \$935,276 of CDBG-CV funds, and \$554,832 of HOME funds from HUD. Together with prior year resources, \$3,848,421 is available for projects in this Action Plan.

The following CDBG and HOME projects will be implemented during the program year:

#### **CDBG**

Fair Housing Services	\$33,363
South Antelope Valley Emergency Services	241,247
Economic Assistance Programs	50,000
ADA Compliance – Public Facilities and Infrastructure Improvements	568,433
Section 108 Debt Service	426,970
Spot Blight Acquisition and Demolition	200,000
Juniper Grove Acquisition	250,000
CDBG Administration	288,300
<b>CDBG Total:</b>	<b>\$2,058,313</b>

**CDBG-CV**

South Antelope Valley Emergency Services	\$217,500
Business Public Services	50,000
Economic Assistance Programs	280,720
Mortgage Assistance Programs	200,000
CDBG-CV Administration	187,056
<b>CDBG-CV Total:</b>	<b>\$935,276</b>

**HOME**

CHDO Project	\$83,225
Juniper Grove	376,812
Tenant Based Rental Assistance	339,312
HOME Administration	55,483
<b>HOME Total:</b>	<b>\$854,832</b>

**Grand Total: \$3,848,421**

**2. Summarize the objectives and outcomes identified in the Plan**

This 2019-2020 Action Plan includes projects designed to meet the goals of the 2015-2019 Consolidated Plan – Strategic Plan. Each goal includes a specific measurable outcome to measure the City’s progress in addressing the priority needs identified in the 2015-2019 Consolidated Plan needs assessment. The City’s priority needs were determined as part of the development of the Consolidated Plan in 2015. The priority needs are based on analysis of information including the results of the City’s 2015-2019 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income residents and persons with special needs throughout the community.

In consideration of community input and available data, the nine priority needs listed below were established in the Consolidated Plan:

- Expand the supply of affordable housing
- Ensure equal access to housing opportunities
- Prevent and eliminate homelessness

- Provide public services for residents with special needs
- Improve public facilities and infrastructure
- Preserve the supply of affordable housing
- Expand economic opportunity for low-income residents
- Provide rental assistance to extremely-low income households, particularly seniors
- COVID-19 Impact

Consistent with HUD’s national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above are addressed in the 2019-2020 Action Plan through the implementation of CDBG and HOME funded projects aligned with the eleven measurable Strategic Plan goals shown in Table 1.

	<b>Goal Name</b>	<b>Category</b>	<b>Priority Needs Addressed</b>	<b>2015-2019 Goal Outcome Indicator</b>	<b>2019-2020 Goal Outcome Indicator</b>
1.	Affordable Housing Development	Affordable Housing	Expand the supply of affordable housing	160 Rental Units Constructed 50 Owner Units Constructed	12 Rental Units Constructed
2.	Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	1,500 People	300 People
3.	Homelessness Prevention and Assistance	Homeless	Prevent and eliminate homelessness	25,000 People	8,000 People
4.	Special Needs Services	Non-Homeless Special Needs	Provide public services for residents with special needs	50 People	No projects
5	Public Facilities and Infrastructure Improvements	Non-Housing Community Development	Improve public facilities and infrastructure; ADA Compliance – Public Facility Improvements	200,000 Persons Assisted 1 Building Demolished	6,160 people 1 Building Demolished

	Goal Name	Category	Priority Needs Addressed	2015-2019 Goal Outcome Indicator	2019-2020 Goal Outcome Indicator
6	Affordable Homeownership	Affordable Housing	Expand the supply of affordable housing	5 Households	No projects
7	Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	5 Households	No projects
8	Planning	Planning and Administration	Expand the supply of affordable housing	1 Plan	CDBG & HOME Administration
9	Economic Opportunity	Non-Housing Community Development	Expand economic opportunity for low-income residents	5,000 People	No projects
10	Rental Assistance	Affordable Housing	Provide rental assistance to extremely-low income households, particularly seniors	30 Households	30 Senior Households
11	COVID-19 Response	Non-Housing Community Development	COVID-19 Impact	30 Businesses Assisted; 15 households assisted; 7,000 persons assisted	30 Businesses Assisted; 15 households assisted; 7,000 persons assisted

**Table 1 - Strategic Plan Summary**

### **3. Evaluation of past performance**

#### **2015-2019 Accomplishments**

As of this writing, the City is implementing the projects and activities included in the 2018-2019 Action Plan and prior plans. Currently, all projects and activities are on schedule for completion

as planned. During the 2017-2018 program year, the investment of CDBG and HOME resources resulted in:

- Provide fair housing services to 299 residents;
- Provide homelessness prevention and assistance services to 9,143 residents;
- Provide tenant-based rental assistance to 30 household; and
- In prior program year, completed a design study and design for electrical service transformer. For the 2017-2018 program year the replacement of switchgear at the Boulders Mobile Home Park was complete to benefit 217 households; and
- For the Courson Arts Colony (CAC) East project, construction continued for the East phase and began for the West phase, for a total of 161 units.

#### **4. Summary of citizen participation process and consultation process**

##### **Citizen Participation Plan Process**

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the CoC, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Plan Suite, these requirements created the conditions necessary to implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

The City adopted a new Citizen Participation Plan on May 7, 2014 that reflects regulatory changes and process improvements. In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation in the development of the Consolidated Plan through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

## **2015-2019 Consolidated Plan**

Three community meetings were held to discuss the housing and community development needs in the community (refer to Table 4 in Section AP-12). Community residents and stakeholders attended these meetings and received a presentation on the importance of the Consolidated Plan and Action Plan. Many questions were answered concerning each of the planning documents. A public hearing before the City Council to receive comments on the housing and community development needs in the community and the 2015-2016 funding recommendations was held on March 4, 2015. A public hearing to receive comments on the draft 2015-2019 Consolidated Plan and the draft 2015-2016 Annual Action Plan was held before the City Council on May 6, 2015. A public hearing before the City Council to receive comments on the housing and community development needs in the community and the 2016-2017 funding recommendations was held on March 2, 2016. A public hearing to receive comments on an amendment to the 2015-2019 Consolidated Plan, amendment to the 2015-2016 Action Plan and the draft 2016-2017 Annual Action Plan was held before the City Council on May 4, 2016. A public hearing before the City Council to receive comments housing and community development needs and the 2017-2018 funding recommendations was held on March 1, 2017. No public comments were received. A public hearing to receive comments on the 2017-2018 Action Plan was held on May 2, 2017. One public comment was received. The City Council convened on August 1, 2017 to receive comments on the revised 2017-2018 Action Plan. One comment was received.

## **2019-2020 Action Plan**

In the development of the Action Plan, the City solicited applications from community nonprofit organizations, other public agencies and City Departments for housing, community and economic development projects via a Notice of Funding Availability published December 11, 2018 and January 4, 2019. The City solicited comments from interested Citizens concerning priorities for projects and community needs at a public hearing before the City Council on March 5, 2019. The draft Action Plan was available for public review and comment from April 5, 2019 to May 7, 2019. Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft Action Plan for review. The City Council convened a public hearing on May 7, 2019 to receive comments on the Action Plan. In compliance with HUD notice CPD 19-01, Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2019, should the actual allocation amounts from HUD be different than the estimated amounts used to prepare this draft Action Plan, the City will incorporate the final allocation amount into the plan and the SF-424 form and adjust allocations to activities based on the following contingency provisions:

- I. First, adjust the following activities by percentage of the total actual allocation:
  - CDBG
    - South Antelope Valley Emergency Services – 15%
    - CDBG Administration – 20%
  - HOME
    - CHDO Project – 15%
    - HOME Administration – 10%
- II. After the adjustments made above, 100% of the remaining difference between the estimated allocation of CDBG funds and the actual allocation of CDBG funds will be applied to the following:
  - CDBG
    - ADA Compliance – Public Facilities and Infrastructure Improvements
- III. After the adjustments made above, 50% of the remaining difference between the estimated allocation of HOME funds and the actual allocation of HOME funds will be applied to each the following activities, to account for 100% of the remaining difference:
  - HOME
    - Multi Family Rental New Construction
    - Tenant Based Rental Assistance Program (TBRA)

## **5. Summary of public comments**

### **2015-2019 Consolidated Plan**

During the three community meetings held to discuss the housing and community development needs in the community (refer to Table 4 in Section AP-12), staff answered questions from community residents and stakeholders concerning each of the planning documents. Participants commented on the extensive efforts made to reach out to residents through newspaper advertisements and the City website. During the public hearing on March 4, 2015, no public comments were received. During the public hearing on May 6, 2015, no public comments were received.

### **2019-2020 Action Plan**

During the public hearing on March 5, 2019, four public comments were received. The draft Action Plan was available for public review and comment from April 5, 2019 to May 7, 2019. No comments were received during the public review and comment period and no comments were received during the public hearing before the City Council on May 7, 2019.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views received were accepted by the City in the development of the final 2019-2020 Action Plan.

**7. Summary**

The City plans to invest \$1,608,313 of CDBG funds, 935,276 of CDBG-CV funds, and \$854,832 of HOME funds from HUD during the 2019-2020 program year projects in this Action Plan. A substantial amendment in February, 2020 programmed an additional \$450,000 of prior year funds. The total investment of \$3,848,421 will create new rental housing, provide rental assistance, implement necessary infrastructure improvements, prevent homelessness and enhance the accessibility of public facilities.

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Palmdale	Department of Administrative Services
HOME Administrator	Palmdale	Department of Administrative Services

Table 2 – Responsible Agencies

#### Narrative

Through March 19, 2020 the City of Palmdale’s Department of Neighborhood Services was the lead agency responsible for the administration of the CDBG and HOME programs. The Department of Neighborhood Administrative Services contracted with LDM Associates, Inc. to prepare the 2015-2019 Consolidated Plan. Effective March 20, 2019, the Department of Administrative Services became the lead agency for the administration of CDBG and HOME programs.

In the development of this Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2015-2019 Consolidated Plan and each of the five Annual Action Plans, the Department of Neighborhood Services shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy through March 19, 2020, and said responsibilities will be transitioned to the Department of Administrative Services thereafter.

#### Consolidated Plan Public Contact Information:

Department of Administrative Services  
Attn: Sarah Mailes, Housing Coordinator  
823 East Avenue Q-9, Suite A  
Palmdale, CA 93550  
(661) 267-5368

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Palmdale consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations consulted is represented below. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan. The City notified each organization about the availability of the draft 2019-2020 Action Plan for public review and comment.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will strengthen relationships and alignment among these organizations in the implementation of the

NOFA process for CDBG and HOME funds and through technical assistance provided to subrecipients of CDBG and HOME funds each year.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the Continuum of Care (CoC) in Los Angeles County (County). The County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Palmdale, also provide resources for services that assist the homeless and those at risk of becoming homeless. The County's non-profit community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women.

The County is in the third year of the Homeless Strategies Initiative (Homeless Initiative), coordinated by the County Office of Homeless Initiatives and funded by the Los Angeles Board of Supervisors and Measure H fund, a 10 year, 0.25% sales tax increase. Through the Homeless Initiative, the City was one of 47 Cities to receive a planning grant in FY 2017-18. Through the planning grant the City developed a local Homeless Plan to identify local needs and to partner with local service providers to meet those needs. The City's Homeless Plan addresses the needs of different populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. In this program year, the City will work in collaboration with the community to implement the Homeless Plan.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC Initiative. All service providers within the CoC have the ability to refer people with varying needs to the appropriate service provider(s) in their area.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Palmdale does not receive Emergency Solutions Grant (ESG) funds, but will continue to support the efforts of LAHSA and the County of Los Angeles in their development of performance standards for the County's ESG program that provide a measure to evaluate each subrecipients' effectiveness, such as how well the service provider succeeds at 1) targeting those

who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant’s housing barriers or housing stability risks.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Table 3 provides a listing of each of the organizations consulted as part of this planning process.

**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Los Angeles County Child Protective Services
	<b>Agency/Group/Organization Type</b>	Services-Children Other government – Local Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
2	<b>Agency/Group/Organization</b>	Los Angeles County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
3	<b>Agency/Group/Organization</b>	AMCAL Multi-Housing, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
4	<b>Agency/Group/Organization</b>	META Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 2019-20 Action Plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
5	<b>Agency/Group/Organization</b>	National Community Renaissance Dev Corp
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
6	<b>Agency/Group/Organization</b>	The Michaels Organization
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
7	<b>Agency/Group/Organization</b>	Paving The Way Foundation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
8	<b>Agency/Group/Organization</b>	Advancing Communities Together Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
9	<b>Agency/Group/Organization</b>	Veterans Outreach Center
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs – Veterans 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

10	<b>Agency/Group/Organization</b>	Los Angeles County Sheriff's Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Law Enforcement
	<b>What section of the Plan was addressed by Consultation?</b>	2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
11	<b>Agency/Group/Organization</b>	Los Angeles County Fire Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Fire Department Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
12	<b>Agency/Group/Organization</b>	Housing Authority of the County of Los Angeles (HACoLA)
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, telephone
13	<b>Agency/Group/Organization</b>	Housing Authority of the City of Palmdale
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
14	<b>Agency/Group/Organization</b>	Greater Antelope Valley Economic Alliance
	<b>Agency/Group/Organization Type</b>	Services-Employment Economic Development
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
15	<b>Agency/Group/Organization</b>	Children's Center of the Antelope Valley
	<b>Agency/Group/Organization Type</b>	Services-Children Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
16	<b>Agency/Group/Organization</b>	Green Thumb
	<b>Agency/Group/Organization Type</b>	Services-Children Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
17	<b>Agency/Group/Organization</b>	Children's Bureau
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
18	<b>Agency/Group/Organization</b>	Child and Family Guidance Center
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
19	<b>Agency/Group/Organization</b>	SBCC Strength Based Community Change
	<b>Agency/Group/Organization Type</b>	Services-Children Public Services

	<b>What section of the Plan was addressed by Consultation?</b>	2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
20	<b>Agency/Group/Organization</b>	Asian Youth Center
	<b>Agency/Group/Organization Type</b>	Services-Children Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
21	<b>Agency/Group/Organization</b>	Pueblo Y Salud
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
22	<b>Agency/Group/Organization</b>	Desert Haven Enterprises
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
23	<b>Agency/Group/Organization</b>	AV-GLAD
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

24	<b>Agency/Group/Organization</b>	Palmdale School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - Local Educational Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
25	<b>Agency/Group/Organization</b>	Antelope Valley Union High School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - Local Educational Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
26	<b>Agency/Group/Organization</b>	Opportunities for Learning
	<b>Agency/Group/Organization Type</b>	Services-Education Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
27	<b>Agency/Group/Organization</b>	South Valley WorkSource Center
	<b>Agency/Group/Organization Type</b>	Services-Employment Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey; in-person

28	<b>Agency/Group/Organization</b>	City of Palmdale Economic Development
	<b>Agency/Group/Organization Type</b>	Services-Employment Economic Development
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
29	<b>Agency/Group/Organization</b>	Jewish Vocational Services
	<b>Agency/Group/Organization Type</b>	Services-Employment Economic Development
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
30	<b>Agency/Group/Organization</b>	Housing Rights Center
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
31	<b>Agency/Group/Organization</b>	Bartz-Altadonna Clinic
	<b>Agency/Group/Organization Type</b>	Services-Health Health Clinic
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
32	<b>Agency/Group/Organization</b>	Palmdale Regional Medical Center
	<b>Agency/Group/Organization Type</b>	Services-Health Medical Center
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
33	<b>Agency/Group/Organization</b>	Mental Health America
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey; in-person
34	<b>Agency/Group/Organization</b>	Sunshine HIV/AIDS Coalition of the Antelope Valley
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
35	<b>Agency/Group/Organization</b>	United Way of Antelope Valley
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
36	<b>Agency/Group/Organization</b>	South Antelope Valley Emergency Services (SAVES)
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
37	<b>Agency/Group/Organization</b>	Victory Outreach
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs – Unaccompanied youth 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey, in-person
38	<b>Agency/Group/Organization</b>	New Beginning Outreach
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
39	<b>Agency/Group/Organization</b>	Lancaster Homeless Shelter
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
40	<b>Agency/Group/Organization</b>	Homeless Solutions Access Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey
41	<b>Agency/Group/Organization</b>	Valley Oasis
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-Homelessness Prevention Services- Victims Coordinated Entry System Lead Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services Homeless Needs 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey; in-person
42	<b>Agency/Group/Organization</b>	House of Deliverance
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis 2019-20 Action Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Survey

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City’s CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Department of Administrative Services at (661) 267-5368.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Homelessness Prevention and Assistance goal of the Strategic Plan is consistent with the County of Los Angeles 10-Year Strategy to End Homelessness.
2013-2021 Housing Element	City of Palmdale Department of Economic and Community Development - Planning Division	The housing goals included in the Strategic Plan are consistent with the City of Palmdale Housing Element.

**Table 4 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

In the development of the 2015-2019 Consolidated Plan, the City afforded the following other public entities with the opportunity to provide input on the Consolidated Plan and welcomes their input concerning the future implementation of projects to address the Strategic Plan goals:

- City of Lancaster
- City of Santa Clarita
- Los Angeles County Community Development Commission – Grants Management
- Housing Authority of the County of Los Angeles
- State of California Department of Housing and Community Development

## **AP-12 Participation – 91.105**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

##### **2015-2019 Consolidated Plan**

In the preparation of the Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To assist in the identification of priority needs in the City, a survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. Surveys were available online and also were available at various public facilities. Community meetings were held on June 30, 2014, July 15, 2014 and July 17, 2014 to discuss housing and community development needs. A public hearing before the City Council to receive comments on housing and community development needs and the 2015-2016 funding recommendations was held on March 4, 2015. No public comments were received. A public hearing before the City Council to receive comments on housing and community development needs and the 2016-2017 funding recommendations was held on March 2, 2016. No public comments were received. A public hearing before the City Council to receive comments on housing and community development needs and the 2017-2018 funding recommendations was held on March 1, 2017. No public comments were received. A public hearing before the City Council to receive comments on housing and community development needs and the 2018-2019 funding recommendations was held on March 6, 2018. No public comments were received.

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plans and CAPERs will be posted on the City website at:

<http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants>.

##### **2019-2020 Action Plan**

In the development of the Action Plan, the City solicited applications from community nonprofit organizations, other public agencies and City Departments for housing, community and economic development projects. The City solicited comments from interested Citizens concerning priorities for projects and community needs at a public hearing before the City Council on March 5, 2019.

The draft Action Plan was available for public review and comment from April 5, 2019 to May 7, 2019. Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft Action Plan for review. The City Council convened a public hearing on May 7, 2019 to receive comments on the Action Plan.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / Attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Internet Outreach	Non-targeted/broad community	Posting on the City of Palmdale website announcing the Consolidated Plan update effort and inviting residents to participate by completing a Consolidated Plan Needs Assessment Survey.	254 Palmdale residents responded to the survey. The survey was available from June 2014 to December 2014.	All comments were accepted and incorporated into the survey results.	Not applicable
2	2015-2019 Consolidated Plan Needs Assessment Survey	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The 2015-2019 Consolidated Plan Needs Assessment Survey was disseminated on paper and in electronic form in English and in Spanish to advise the City on the highest priority housing, community and economic development needs in Palmdale.	254 Palmdale residents responded to the survey. The survey was available from June 2014 to December 2014.	All comments were accepted and incorporated into the survey results.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	On June 15, 2014, a public notice was published in the Antelope Valley Press notifying the public of the availability of the Consolidated Plan Needs Assessment Survey online and of three Community Meetings held on June 30, 2014, July 15, 2014 and July 17, 2014 to discuss the housing, community and economic development needs of the City.	No public comments received	No public comments received	Not applicable
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Residents and stakeholders attended the three Community Meetings held on June 30, 2014, July 15, 2014 and July 17, 2014.	Residents and stakeholders participated in a presentation concerning the Consolidated Plan and Action Plan. A facilitated discussion of community needs followed the presentation.	All comments were accepted.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	On February 5, 2015, a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 4, 2014 to discuss the housing, community and economic development needs of the City and to consider the 2015-2016 CDBG and HOME funding recommendations.	No public comments received	No public comments received	Not applicable
6	Public Hearing	Non-targeted/broad community	A public meeting/hearing was held before the City Council on March 4, 2015 to receive public comments on the housing, community and economic development needs of the City and to discuss the 2015-2016 funding recommendations.	No public comments were received.	Not Applicable.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan. The public notice invited interested residents to review the draft documents and to provide written comments by May 6, 2015. The draft documents were available at the City of Palmdale Department of Neighborhood Services, the City of Palmdale Public Library and the City of Palmdale Administration Building. Residents were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 6, 2015 at 7:00 p.m.	One comment was received	All comments were accepted	Not applicable

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / Attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
8	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability published in the Antelope Valley Press on December 10, 2015 and January 4, 2016 inviting applications for CDBG and HOME funds for the 2016-2017 program year.	No public comments received	No public comments received	Not applicable
9	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan before the Palmdale City Council on May 6, 2015 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	FY 2016-2017 Needs Hearing Notice: On February 16, 2016 a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 2, 2016 to discuss the housing, community and economic development needs of the City and to consider the 2016-2017 CDBG and HOME funding recommendations.	No public comments received	No public comments received	Not applicable
11	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	FY 2016-2017 Needs Hearing: A public meeting/hearing was held before the City Council on March 2, 2016 to receive public comments on the housing, community and economic development needs of the City and to discuss the 2016-2017 funding recommendations.	No public comments received	No public comments received	Not applicable

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / Attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
12	Public Meeting	Non-targeted/broad community	The proposed 2016-2017 projects were presented to the Neighborhood Advisory Committee (NAC) during its regular meeting on March 17, 2016.	Eight organizations serving Palmdale neighborhoods attended and provided feedback to the Director of Neighborhood Services.	All comments were accepted.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2016-2017 Action Plan published April 1, 2016 in the Antelope Valley Press in English and Spanish. The public notice invited residents and stakeholders to review the draft Action Plan and to provide written comments by May 4, 2016. The draft documents were available at the City of Palmdale Department of Neighborhood Services, Public Library and Administration Building. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 4, 2016 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft 2016-2017 Action Plan for review and comment via email on April 4, 2016.	No public comments received	No public comments received	Not applicable
15	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2016-2017 Action Plan before the Palmdale City Council on May 4, 2016 at 7:00 p.m.	No public comments received	No public comments received	Not applicable
16	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability published in the Antelope Valley Press on December 8, 2016 and January 3, 2017 inviting applications for CDBG and HOME funds for the 2017-2018 program year.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	FY 2017-2018 Needs Hearing Notice: On February 14, 2017 a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 1, 2017 to discuss the housing, community and economic development needs of the City and to consider the 2017-2018 CDBG and HOME funding recommendations.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants</a>
18	Public Hearing	Non-targeted/ broad community	Public hearing to discuss the housing, community and economic development needs of the City and to consider the 2017-2018 CDBG and HOME funding recommendations before the Palmdale City Council on March 1, 2017 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2017-2018 Action Plan published April 3, 2017 in the Antelope Valley Press in English and Spanish. The public notice invited residents and stakeholders to review the draft Action Plan and to provide written comments by May 2, 2017. The draft documents were available at the City of Palmdale Department of Neighborhood Services, Public Library, Administration Building and on the City website. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 2, 2017 at 7:00 p.m.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft 2017-2018 Action Plan for review and comment via email on April 3, 2017.	No public comments received	No public comments received	Not applicable
21	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2017-2018 Action Plan before the Palmdale City Council on May 2, 2017 at 7:00 p.m.	One public comment received	Public comment accepted	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
22	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the 2017-2018 Action Plan Revised for programming based on actual allocations was published July 2, 2017 in the Antelope Valley Press in English and Spanish. The public notice invited residents and stakeholders to review the Revised Action Plan and to provide written comments by August 1, 2017. The documents were available at the City of Palmdale Department of Neighborhood Services, Public Library and Administration Building. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on August 1, 2017 at 7:00 p.m.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
23	Public Hearing	Non-targeted/broad community	Public hearing for the 2017-2018 Action Plan Revised for programming based on actual allocations went before the Palmdale City Council on August 1, 2017 at 7:00 p.m.	One public comment received	Public comment accepted	Not applicable
24	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability published in the Antelope Valley Press on December 11, 2017 and January 3, 2018 inviting applications for CDBG and HOME funds for the 2018-2019 program year.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
25	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	FY 2018-2019 Needs Hearing Notice: On February 16, 2018 a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 6, 2018 to discuss the housing, community and economic development needs of the City and to consider the 2018-2019 CDBG and HOME funding recommendations.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants</a>
26	Public Hearing	Non-targeted/ broad community	Public hearing to discuss the housing, community and economic development needs of the City and to consider the 2018-2019 CDBG and HOME funding recommendations before the Palmdale City Council on March 6, 2018 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
27	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2018-2019 Action Plan published April 2, 2018 in the Antelope Valley Press in English and Spanish. The public notice invited residents and stakeholders to review the draft Action Plan and to provide written comments by May 1, 2018. The draft documents were available at the City of Palmdale Department of Neighborhood Services, Public Library, Administration Building and on the City website. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 1, 2018 at 7:00 p.m.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
28	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Stakeholders and adjacent local government agencies consulted during the development of the Consolidated Plan were notified of the availability of the draft 2018-2019 Action Plan for review and comment via email on April 2, 2018.	No public comments received	No public comments received	Not applicable
29	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2018-2019 Action Plan before the Palmdale City Council on May 1, 2018 at 7:00 p.m.	No public comments received	No public comments received	Not applicable
30	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability published in the Antelope Valley Press on December 11, 2018 and January 4, 2019 inviting applications for CDBG and HOME funds for the 2019-2020 program year.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
31	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	FY 2019-2020 Needs Hearing Notice: On February 14, 2019 a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 5, 2019 to discuss the housing, community and economic development needs of the City and to consider the 2019-2020 CDBG and HOME funding recommendations.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDBG-HOME-Grants</a>
32	Public Hearing	Non-targeted/ broad community	Public hearing to discuss the housing, community and economic development needs of the City and to consider the 2019-2020 CDBG and HOME funding recommendations before the Palmdale City Council on March 5, 2019 at 7:00 p.m.	Four public comments received	All public comments accepted.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
33	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2019-2020 Action Plan published April 5, 2019 in the Antelope Valley Press in English and Spanish. The public notice invited residents and stakeholders to review the draft Action Plan and to provide written comments by May 7, 2019. The draft documents were available at the City of Palmdale Department of Neighborhood Services, Public Library, Administration Building and on the City website. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 7, 2019 at 7:00 p.m.	No public comments received	No public comments received	<a href="http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants">http://www.cityofpalmdale.org/Your-City-Hall/Federal-and-State-Grants/CDB-G-HOME-Grants</a>

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / Attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
34	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2019-2020 Action Plan before the Palmdale City Council on May 7, 2019 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
35	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public comment period for the substantial amendment to the 2019-2020 Action Plan published January 2, 2020 in the Antelope Valley Press, on the City's website and at City Hall, Community Programs and the Library in English and Spanish. The public notice invited residents and stakeholders to review the proposed substantial amendment and to provide written comments by February 4, 2020. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on February 4, 2020 at 7:00pm	No public comments received	No public comments received	Not applicable

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / Attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
36	Public Hearing	Non-targeted/broad community	Public hearing for the Substantial Amendment to the 2019-2020 Action Plan before the Palmdale City Council on February 4, 2020 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
37	Newspaper Ad/ Comment Period	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City of Palmdale utilized a waiver under the CARES Act to conduct an abbreviated public comment period (five days) for this substantial amendment. Notice of the 5-day public review and comment period was published May 28, 2020 in the Antelope Valley Press in English and Spanish. The public notice invited residents and stakeholders to review the draft Action Plan and to provide written comments by June 2, 2020. The draft documents were available on the City website. Residents and stakeholders were also invited to a public hearing to provide oral comments before the Palmdale City Council on June 2, 2020 at 7:00 p.m.			<a href="https://www.cityofpalmdale.org/302/CDBG---HOME-Grants">https://www.cityofpalmdale.org/302/CDBG---HOME-Grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
38	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2019-2020 Action Plan before the Palmdale City Council on June 2, 2020 at 7:00 p.m.			Not applicable

**Table 5 – Citizen Participation Outreach**

**AP-15 Expected Resources – 91.220(c)(1,2)**

For the 2019-2020 program year the City will receive \$1,608,313 of CDBG funds, 935,276 of CDBG-CV funds, and \$554,832 of HOME funds from HUD. Together with prior year resources available, \$3,848,421 is available for projects in this Action Plan.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Amount Available Year 5				Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,608,313	0	450,000	2,058,313	0	Final year of 2015-2019 Consolidated Plan.
CDBG-CV	Public-federal	Admin and Planning Economic Development Housing Public Improvements Public Services	935,276	0	0	935,276	0	Special allocation as authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, enacted on March 27, 2020.

Program	Source of Funds	Uses of Funds	Amount Available Year 5				Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	554,832	0	300,000	854,832	0	Final year of 2015-2019 Consolidated Plan.

**Table 6 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City will leverage its CDBG and HOME funds with other resources to maximize the impact for the community. Potential federal resources to be leveraged include Low Income Housing Tax Credits, HUD Section 202 and 811 for the Elderly Program, HUD Veterans Affairs supportive Housing (HUD-VASH), Supportive Housing for the Elderly (Section 202), Supportive Housing for Persons with Disabilities (Section 811), Housing Opportunities for Persons with AIDS (HOPWA), Youthbuild, and Federal Low-Income Housing Tax Credit Program. Potential State resources include Low-Income Housing Tax Credits, Building Equity and Growth in Neighborhoods Program (BEGIN), CalHome, Multifamily Housing Program (MHP), Housing Related Parks Grant, CalHFA Single and Multi-Family Program, and Mental Health Service Act (MHSA) funds. Local resources include Los Angeles County CoC, Housing Authority of Los Angeles County (HACoLA), and Southern California Home Financing Authority (SCHFA) funds. Possible sources of private leveraging include Federal Home Loan Bank Affordable Housing Program (AHP), Community Reinvestment Act Programs, United Way Funding and private contributions.

HOME Participating Jurisdictions (PJ's) must match 25 percent of their HOME expenditures each year. In some years, the City may not have a 25 percent matching requirement due to satisfying the distress criteria established by the HOME Program regulations, including fiscal distress, severe fiscal distress, and Presidential disaster declarations. When a PJ meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a PJ satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Palmdale has received a 100 percent match reduction from HUD, and therefore, will not be required to match HOME expenditures during this program year. The City continues to record matching contributions in the City's HOME Match Log.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In December 2011, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This negatively impacted affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, the available resources for affordable housing are scarce. Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

## **Discussion**

The City expects to spend \$1,608,313 of CDBG, \$935,276 of CDBG-CV funds, and \$854,832 of HOME funds on projects that enhance the availability, affordability and sustainability of affordable housing between July 2019 and June 2020. Based on prior project experience, we anticipate that these funds will leverage other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private contributions to local CHDOs
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

Other major investments will include ADA Improvements and Infrastructure improvements for housing and community development purposes to promote a suitable living environment.

## AP-20 Annual Goals and Objectives – 91.220(c)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2015	2019	Affordable Housing	Citywide	Expand the supply of affordable housing	HOME: \$83,225 HOME: \$376,812 CDBG: \$250,000	In partnership with housing developers and/or a Community Housing Development Organizations (CHDO), the City will acquire, construct or rehabilitate housing units for affordable housing. Rental Units constructed: 12
2	Fair Housing Services	2015	2019	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: \$33,363	Other: 300 Other
3	Homelessness Prevention and Assistance	2015	2019	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: \$241,247	Public service activities other than Low/Moderate Income Housing Benefit: 8,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	Low- and Moderate-Income Areas	Improve public facilities and Infrastructure; ADA Compliance – Facility Improvements	CDBG: \$995,405  (Includes Section 108 Debt Service)	Public Facility or Infrastructure Activities for Low/Moderate Income Persons (ADA Compliance): 6,160 people assisted  1 Building Demolished
5	Rental Assistance	2015	2019	Non-Housing Community Development	Low-and Moderate-Income Areas	Provide rental assistance to extremely-low income households, particularly seniors	HOME: \$339,312	Provide Tenant Based Rental Assistance: 30 households assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning and Administration	2015	2019	Other	Citywide	Expand the supply of affordable housing Ensure equal access to housing opportunities Prevent and eliminate homelessness Improve public facilities and Infrastructure Preserve the supply of affordable housing	CDBG: \$288,300  HOME: \$55,483	Not applicable.
7	COVID-19 Response	2019	2019	Non-Housing Community Development	Citywide	COVID-19 Impact	CDBG-CV: \$935,276  CDBG: \$50,000	Micro and small business: 30 businesses assisted  15 households assisted  7,000 persons assisted

Table 7 – Goals Summary

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

The number of beneficiaries of affordable housing development projects is to be determined. In the 2016 and prior Action Plans, funds were allocated to the Courson Arts Colony, where 81 low-income households will benefit.

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	In partnership with housing developers and/or a Community Housing Development Organizations (CHDO), the City will acquire, construct or rehabilitate housing units for affordable rental or for sale housing.
2	<b>Goal Name</b>	Fair Housing Services
	<b>Goal Description</b>	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
3	<b>Goal Name</b>	Homelessness Prevention and Assistance
	<b>Goal Description</b>	Support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing.
4	<b>Goal Name</b>	Public Facilities and Infrastructure Improvements
	<b>Goal Description</b>	Improve City of Palmdale public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. This goal includes the installation of infrastructure in support of affordable housing, ADA Compliance – Facility Improvements, and includes Section 108 Debt Service from prior projects. This goal may also be used to acquire land and/ or buildings to be used for future public facilities.
5	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Provide rental assistance for extremely low income, rent burdened senior households.
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide for housing, transportation, environmental and other studies or plans necessary to ensure sustainable long-term growth that includes decent housing and a suitable living environment for low- and moderate-income residents. This goal includes CDBG and HOME Administration activities.
7	<b>Goal Name</b>	COVID-19 Response

	<b>Goal Description</b>	Provide housing, economic assistance, and public service response and support to households and businesses impacted by COVID-19 pandemic.
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## AP-35 Projects – 91.220(d)

### Introduction

To address the high priority needs identified in the Strategic Plan, the City of Palmdale will invest CDBG, CDBG-CV, and HOME funds in projects that will support the development of new homeowner and rental housing units, provide fair housing services, provide services to residents with special needs, prevent homelessness, improve public facilities and infrastructure, create affordable homeownership opportunities and reserve affordable housing. Together, these projects will address the housing, community and economic development needs of Palmdale residents-particularly those residents residing in the low- and moderate-income areas.

### 2019-2020 Projects

	Project Name
1	Affordable Housing Development
2	Fair Housing Services
3	Homelessness Prevention and Assistance
4	ADA Compliance - Public Facilities and Infrastructure Improvements
5	Section 108 Loan Debt Services & Trustee Fees
6	Planning and Administration
7	Tenant Based Rental Assistance
8	Juniper Grove
9	Spot Slum and Blight Acquisition and Demolition
10	Housing Assistance (CV)
11	Economic Assistance (CV)
12	Public Services (CV)
13	Planning and Administration (CV)

Table 8 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 85 percent of its CDBG funds (excluding CDBG Section 108 Debt Service funds and CDBG administration) to activities that benefit low- and moderate-income individuals. 100% of the City's HOME funds (excluding HOME administration) for program year 2019-2020 are allocated to projects and activities that benefit low- and

moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in all projects concerning Public Facilities and Infrastructure Improvements, benefit low- and moderate-income limited clientele or housing preservation, affordability and development are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2019-2020 Action Plan in activities to affirmatively further fair housing choice, develop affordable housing units, improve public infrastructure, provide public services to low- and moderate-income people and provide assistance for activities that prevent homelessness.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Affordable Housing Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Expand the supply of affordable housing
	<b>Funding</b>	HOME: \$83,225
	<b>Description</b>	In partnership with a Community Housing Development Organization (CHDO) to be identified the City will fund the construction of new affordable rental units.
	<b>Target Date</b>	Activity to be Determined
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activity to be determined (estimated 7 Rental Units to be constructed)
	<b>Location Description</b>	Activity to be determined.
	<b>Planned Activities</b>	Activity to be determined.

2	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing Services
	<b>Needs Addressed</b>	Ensure equal access to housing opportunities
	<b>Funding</b>	CDBG: \$33,363
	<b>Description</b>	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 people will benefit from the proposed activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Fair Housing Services- Consultant to be determined through RFP (300 people) \$33,363

<b>3</b>	<b>Project Name</b>	Homelessness Prevention and Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness Prevention and Assistance
	<b>Needs Addressed</b>	Prevent and eliminate homelessness
	<b>Funding</b>	CDBG: \$241,247
	<b>Description</b>	Support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8,000 people will benefit from the proposed activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	South Antelope Valley Emergency Services (8,000 people) \$241,247

<b>4</b>	<b>Project Name</b>	ADA Compliance - Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Improve Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$568,433
	<b>Description</b>	Project provides for activities including: a) sidewalks, curbs, and gutters in the Civic Center to 60 <sup>th</sup> Street East to East Avenue T, including Yellen Park Area. The project provides for the design and installation or replacement of damaged sidewalks, curbs, gutters, and drive approaches including the removal of existing trees, removal of tree stumps, and root systems and stump grinding necessary to facilitate the improvements. The project will also provide for the removal of existing curbs and the installation of curb ramps with truncated domes at existing locations in residential neighborhoods;
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 6,160 people will benefit from the ADA improvements.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	ADA Compliance – Public Facilities and Infrastructure Improvements, \$568,433

5	<b>Project Name</b>	Section 108 Loan Debt Services & Trustee Fees
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Not Applicable
	<b>Funding</b>	CDBG: \$426,970
	<b>Description</b>	Annual debt service and trustee fees for Section 108 Loan Guarantee.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Not Applicable
	<b>Planned Activities</b>	Section 108 Debt Service \$426,970

6	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	All
	<b>Funding</b>	CDBG: \$288,300 HOME: \$55,483
	<b>Description</b>	This project provides for the administration of the CDBG and HOME programs.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Not Applicable
	<b>Planned Activities</b>	CDBG Program Administration \$288,300 HOME Program Administration \$55,483

7	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Assistance
	<b>Needs Addressed</b>	Provide rental assistance to extremely-low income households, particularly seniors.
	<b>Funding</b>	HOME: \$339,312
	<b>Description</b>	Assist extremely low income, rent burdened senior households maintain stable housing
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Senior Households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Tenant Based Rental Assistance, \$339,312

8	<b>Project Name</b>	Juniper Grove
	<b>Target Area</b>	Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Expand the supply of affordable housing
	<b>Funding</b>	HOME: \$376,812 CDBG: \$250,000
	<b>Description</b>	In partnership with a developer the City will fund the acquisition (CDBG funds to assist in the acquisition of the property in support of site assemblage) and construction (HOME funds) of new affordable rental units.

<b>Target Date</b>	6/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Juniper Grove Apartments will provide 99 new affordable rental units and 2 manager units. The City of Palmdale may provide HOME funds to support the construction of approximately 5 units.
<b>Location Description</b>	Southeast Corner of R and Division, Palmdale
<b>Planned Activities</b>	The City of Palmdale may provide CDBG funds assist in the acquisition of the property in support of site assemblage and HOME funds to support the construction of new affordable rental units.

9	<b>Project Name</b>	Spot Slum and Blight Acquisition and Demolition
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing, Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Expand the supply of affordable housing, Improve public facilities and infrastructure
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	The City of Palmdale will acquire and demolish a vacant and unsightly building.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Building Demolished
	<b>Location Description</b>	38580 9th Street East (Lodge Property), Palmdale, CA 93550
	<b>Planned Activities</b>	The City of Palmdale will acquire and demolish a vacant and unsightly building under the spot Slum/ Blight national objective. The acquired property will either be used for a new public facility or for the development of future affordable, multi-family housing.

<b>10</b>	<b>Project Name</b>	Housing Assistance (CV)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$200,000
	<b>Description</b>	The City of Palmdale will provide mortgage assistance for periods up to 3 months for households who were adversely impacted by COVID-19.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households assisted
	<b>Location Description</b>	Services will be offered citywide.
	<b>Planned Activities</b>	Through this project, the City of Palmdale will provide short-term housing assistance to low- and moderate-income households adversely impacted by COVID-19.

<b>11</b>	<b>Project Name</b>	Economic Assistance (CV)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$280,720; CDBG: \$50,000
	<b>Description</b>	The City of Palmdale will provide financial and/ or technical assistance to micro and small businesses who were adversely impacted by COVID-19.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 businesses assisted
	<b>Location Description</b>	Services will be offered citywide.
	<b>Planned Activities</b>	Through this project, the City of Palmdale may provide small businesses financial assistance and/ or technical support to access available Federal and state loan and grant resources.

<b>12</b>	<b>Project Name</b>	Public Services (CV)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$267,500
	<b>Description</b>	The City of Palmdale will provide technical assistance to small and micro businesses who were adversely impacted by COVID-19; and support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing for households impacted by COVID-19.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 businesses assisted; 7,000 persons assisted
	<b>Location Description</b>	Services will be offered citywide.
	<b>Planned Activities</b>	Through this project, the City will provide comprehensive technical assistance to businesses impacted by COVID-19 and provide increased assistance to prevent and eliminate homelessness caused by COVID-19.

<b>13</b>	<b>Project Name</b>	Planning and Administration (CV)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$187,056
	<b>Description</b>	CDBG-CV program administration.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Services will be offered citywide.
	<b>Planned Activities</b>	CDBG-CV program administration.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Assistance will be directed to the low- and moderate- income areas are shown on the map included in section SP-10 of the Consolidated Plan. These areas are comprised of low- and moderate-income Census Tract Block Groups as defined by HUD. Residents of these areas have median incomes at or below 80 percent of the area median income (AMI) based on household size for the County of Los Angeles. A total of 108,030 residents live in these Census Tract Block Groups, of which 76,915 or 71 percent are members of low- and moderate-income households according to HUD low- and moderate-income summary data available at the Census Tract Block Group level. Based on available data and mapping in NA-10 of the Consolidated Plan, these areas are primarily Hispanic.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low- and Moderate-Income Areas	41

**Table 9 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

For the 2019-2020 program year the City will invest \$2,058,313 of CDBG funds and \$854,832 of HOME funds for a total of \$2,913,145 that will benefit low- and moderate-income people and other community needs. Of this amount, 85 percent of all CDBG and HOME funds will benefit low- and moderate- income people. Of the \$2,913,145 to be invested, three projects, ADA Compliance – Public Facilities and Infrastructure Improvements, Juniper Grove Acquisition (CDBG) and Juniper Grove (HOME), is located in the Low- and Moderate-Income Areas, representing 41 percent of the City’s planned investments for the 2019-2020 program year.

### **Discussion**

Based on the Strategic Plan, the City is allocating 85 percent of its CDBG funds (excluding Section 108 Debt Services & Trustee Fees and Administration) and HOME funds (excluding Administration) for program year 2019-2020 to projects and activities that benefit low- and moderate-income people. CDBG-CV is considered a separate allocation and is not tracked as part of the 2019-2020 geographic distribution.

## **AP-55 Affordable Housing – 91.220(g)**

### **Introduction**

Three high priority affordable housing needs are identified in the 2015-2019 Consolidated Plan and three Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

### **Expand the Supply of Affordable Housing**

Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 50 percent of AMI. Of the 14,345 households earning 0-50 percent of AMI in the City, 24,000 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 16,640 of the cost burdened households earning 0-50 percent of AMI are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 16,640 severely cost burdened households, 8,250 are renters. Of those severely cost burdened renter households, 6,750 households earn less than 30 percent of AMI and are considered the most at risk of becoming homeless.

### **Preserve the Supply of Affordable Housing**

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.

The age and condition of Palmdale's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 4,148 or 15 percent of the 27,446 owner-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980).
- 17,428 or 63 percent of the 27,446 owner-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999).
- 4,277 or 33 percent of the 13,019 renter-occupied housing units in Palmdale were built

34 or more years ago (built prior to 1980).

- 7,141 or 55 percent of the 13,019 renter-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999).

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Palmdale residents have the opportunity to live in decent housing.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	30

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	30

**Table 11 - One Year Goals for Affordable Housing by Support Type**

## Discussion

The City is in discussion with a housing developer to expand the supply of affordable housing and to invest CDBG and HOME funds. For the 2019-2020 Action Plan the City will invest HOME funds in the Tenant Based Rental Assistance Program (TBRA) to provide rental assistance to extremely low-income, severely rent-burdened senior households. The City will seek an applicant for CHDO funds for construction of new affordable multifamily units or for the acquisition and rehabilitation of rental units for affordable housing. Additionally, Habitat for Humanity is continuing work on a Single Family Veterans Housing complex to include up to 56 units of housing for veterans using local housing funds and other private sources. In response to the COVID-19 pandemic, the City of Palmdale will provide up to 3 months of mortgage assistance to eligible low- and moderate-income households.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Palmdale Housing Authority was formed in 1994 under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The Palmdale Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of Los Angeles (HACoLA) for the purposes of Section 8 and Public Housing.

### **Actions planned during the next year to address the needs to public housing**

HACoLA will continue to serve the needs of residents through public housing and Section 8 vouchers. Specifically, the U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020. Los Angeles County mirrors this trend. To address the need for the growing senior population, in August of 2013, HUD approved HACoLA's application to designate 13 public housing senior developments as housing for elderly families only (62 years or older).

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

HACoLA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. HACoLA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

HACoLA encourages residents to explore homeownership opportunities. HACoLA currently administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, HACoLA utilizes marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

Additionally, HACoLA provides residents with information on CDC's homeownership programs.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A, HACoLA is designated as a High Performing Public Housing Agency.

**Discussion**

HACoLA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City of Palmdale and throughout Los Angeles County.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City will invest CDBG funds during the 2019-2020 program year to address high priority needs identified in the 2015-2019 Consolidated Plan including preventing and eliminating homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Palmdale supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use CDBG funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Palmdale for low- and moderate-income residents.

In February, 2016, the Los Angeles County Board of Supervisors and the City of Los Angeles approved a new joint Homeless Initiative plan to address homelessness in the Los Angeles region (Homeless Initiative). The strategies were developed after 18 policy summits that brought together more than 100 community organizations, 25 County departments and 30 cities including the City of Palmdale. In March, 2017, voters approved Measure H, a 10 year, 0.25% sales tax increase. Through the Homeless Initiative, the City was one of 47 Cities to receive a planning grant in FY 2017-18. The planning grant developed the City's Homeless Plan, which identifies the local need and strategies to partner with local service providers to meet those needs. In this program year, the City will work with the CoC and the County to address the needs identified through collaboration and coordination of resources and services.

To better understand the nature and extent of homelessness, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The City participates in the CoC's annual Point in Time Homeless Count that takes place during the last 10 days of January. The CoC also conducts informational outreach presentations concerning homelessness in Los Angeles County throughout the community on a quarterly basis. Additionally, to develop the local Homeless Plan, the City hosted four community forums and partnered with local organizations to conduct a survey from homeless individuals and families over the span of four weeks. The data collected was incorporated into the City's Homeless Plan and was presented to the City Council in June, 2018.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

Through the Homeless Initiative, the County and CoC are working to strengthen and increase the availability of housing and services at all levels. The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population. At the same time, the only year-round emergency shelter in the Antelope Valley closed in August, 2017. As a result, the CoC is collaborating with a range of non-profit and community organizations to fill the gap, including providing funding for a local winter shelter. Additional funding has been infused in the community to provide families with emergency motel vouchers and provide households with rapid rehousing assistance.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed.

This increase in rapid rehousing and permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County. Homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In support of CoC efforts, the City's 2015-2019 Consolidated Plan - Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, victims of domestic violence and their families. The City will also use HOME funds to promote affordable housing development and affordable home ownership opportunities as two (2) of the main goals for the City.

Consistent with the County's strategies in place as of May 2015 when the 2015-2019 Consolidated Plan was adopted, the City's Consolidated Plan included the following strategies to reduce homelessness in Palmdale:

- Know who is homeless and what they need – Conduct a count of every person living on the streets, shelters, or other places not fit for human habitation to understand the scope of homelessness in each community;
- Create the housing and the services to help people thrive - Create affordable housing units through new construction or rehabilitation of existing buildings and provide supportive services in permanent supportive housing that are critical to housing retention;
- Shift to a Housing First System, a system through which homeless people are back in permanent housing in less than 30 days and there are few requirements for housing;
- Get involve and get others involved – Encourage others (individual or agency) to commit to partnering with other leaders to end chronic and veteran homelessness by 2016 and volunteer at local organizations.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

An individual or family is considered to be at-risk of becoming homeless if they experience extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The “Approved Strategies to Combat Homelessness” published by L.A. County on February 9, 2016 (Homeless Initiative) are consistent with State and Federal initiatives for ending homelessness and consists of 47 strategies arranged by six guiding principles including A) Prevent Homelessness, B) Subsidize Housing, C) Increase Income, D) Provide Case Management and Services, E) Create a Coordinated System, and F) Increase Affordable/Homeless Housing. The Homeless Initiative represents a commitment by all stakeholders throughout the County to prevent and end homelessness. Through a Homeless Initiative planning grant, the City is developed a local Homeless Plan identifying local needs and strategies to partner with local service providers to meet those needs. The Plan was presented to the City Council in June, 2018.

## **Discussion**

As part of this Action Plan, the City is investing \$241,247 of CDBG funds in the City-sponsored South Antelope Valley Emergency Services program that will serve approximately 8,000 people with food, clothing and other essential services and referrals in an effort to prevent homelessness in Palmdale. Additionally, in 2019-2020 the City will implement the goals of the local Homeless Plan, which includes partnering with a local non-profit to provide Homeless Prevention and Rapid ReHousing Services utilizing Housing Asset Funds to prevent or rapidly rehouse individuals and families in Palmdale.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Palmdale are housing affordability for those with income limits less than 50 percent of AMI and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply for those with income limits less than 50 percent of AMI and insufficient resources are available to increase the supply of affordable housing to meet demand.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In the development of the 2013-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

### **Discussion:**

To address housing affordability and the lack of monetary resources for affordable housing, the 2015-2019 Consolidated Plan - Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 160 new rental housing units, the creation of affordable homeownership opportunities and the rehabilitation and preservation of one existing affordable housing unit. Although the City no longer has access to Redevelopment Housing Set-Aside funds, CDBG, HOME and other local resources will be leveraged to attract private and other available public resources for affordable housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In the implementation of the 2019-2020 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2019-2020 Action Plan in projects that will provide public services to 8,000 low- and moderate-income people to prevent homelessness, rental assistance to 30 extremely low-income senior households, and projects that provide the infrastructure necessary to create affordable housing and provide public services. To address underserved needs, the City is allocating 100 percent of its CDBG and HOME funds (excluding Section 108 Debt Service and Administration) for program year 2019-2020 to projects that benefit low- and moderate-income people.

### **Actions planned to foster and maintain affordable housing**

In the implementation of the 2019-2020 Annual Action Plan, the City will invest CDBG and HOME funds to foster affordable housing by partnering with housing developers in an effort to support the development of new rental housing units, including:

- Continue discussion with a developer for Multi-Family Rental New Construction; and
- Seek a CHDO applicant.

### **Actions planned to reduce lead-based paint hazards**

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Palmdale conducts lead-based paint testing and risk assessments for each residential property to be assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

### **Actions planned to reduce the number of poverty-level families**

The implementation of CDBG and HOME activities meeting the goals established in the 2015-2019 Consolidated Plan - Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that ensure equal access to housing opportunities;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting activities that improve public facilities and infrastructure; and
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

### **Actions planned to develop institutional structure**

The institutional delivery system in Palmdale is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. In order to support and enhance this existing institutional structure, the City of Palmdale will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2019-2020 Annual Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2015-2019 Consolidated Plan - Strategic Plan.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Palmdale—particularly the low-and moderate- income areas.

#### **Discussion:**

In the implementation of the 2019-2020 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

In the implementation of programs and activities under the 2019-2020 Annual Action Plan, the City of Palmdale will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City does not use forms of investment other than what is included in § 92.205(b).

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City's HOME-funded homebuyer programs incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii). As a condition of funding, the homebuyer must enter into a HOME Participation Agreement with the City of Palmdale. The City's investment in the property is made as a forgivable loan in exchange for a 15-year affordability period as required under the HOME Program Regulations. The affordability period is enforced by a recorded affordability covenant against the property.

Recapture of funds is required in the event of any of the following during the period of affordability:

1. Sale of the property or transfer of any kind to non-income qualified homebuyers (excluding those related to the dissolution of marriage);
2. When the residence ceases to be used as the primary residence, subleasing or renting of the property;
3. Refinancing; and
4. Failure to maintain the property in decent, safe, and sanitary condition.

The funds subject to recapture include all funds advanced in connection with the City's homebuyer assistance, less forgiveness payments credited proportionally each year on the anniversary of the Note. HOME Funds shall be recaptured from net proceeds, which are defined as the sales price minus superior loan repayment (other than HOME assistance) and closing costs. The City will recapture the entire amount of HOME funds invested from net proceeds, less any forgiveness payments credited. In the event that the net proceeds resulting from a sale are not sufficient to provide for the full return of the Borrower's original down payment and Borrower's cost of capital improvements to the Property (subject to City verification and approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the recapture of the then outstanding balance of the HOME Loan. The recaptured HOME funds will be used to carry out HOME eligible activities.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

See above.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City does not intend to use HOME funds under the 2019-2020 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Discussion:**

In the implementation of programs and activities under the 2019-2020 Annual Action Plan, the City of Palmdale will follow all HUD regulations concerning the use of CDBG and HOME funds.



# CITY OF PALMDALE

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**2019/2020 ANNUAL ACTION PLAN  
JULY 1, 2019 THROUGH JUNE 30, 2020**

## **APPENDIX A**

### **Citizen Participation and Consultation**

- Notice – Advising Stakeholders of the availability of the 2018-2019 Action Plan for review and comment
- Publication – First Public Hearing – Annual Needs
- Publication – Notice of Funding Availability



# CITY OF PALMDALE

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**2019/2020 ANNUAL ACTION PLAN  
JULY 1, 2019 THROUGH JUNE 30, 2020**

## **APPENDIX B Grantee Unique Appendices**

- Affordable Housing Units in Palmdale
- Homeless Facilities and Services in Los Angeles County
- CDBG Low- and Moderate-Income Area Map



# CITY OF PALMDALE

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**2019/2020 ANNUAL ACTION PLAN  
JULY 1, 2019 THROUGH JUNE 30, 2020**

## **APPENDIX C**

### **SF-424 and Action Plan Certifications**

- SF-424: Community Development Block Grant
- SF-424D: Community Development Block Grant
- SF-424: HOME Investment Partnerships
- SF-424D: HOME Investment Partnerships
- 2019-2020 Action Plan Certifications