



CITY OF PALMDALE

**2019/2020 CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
JULY 1, 2019 THROUGH JUNE 30, 2020**

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Table of Contents

CR-05 - Goals and Outcomes	1
CR-10 Racial and Ethnic Composition of (person/households/families) Assisted	8
CR-15 Resources and Investments.....	9
CR-20 Affordable Housing.....	15
CR-25 Homeless and Other Special Needs	18
CR-30 Public Housing	22
CR-35 Other Actions.....	24
CR-40 Monitoring.....	30
CR-45 CDBG.....	32
CR-50 HOME.....	34

Appendices

Appendix A – Public Notice.....	A
Appendix B – Summary of Citizen Participation Comments.....	B
Appendix C – IDIS Reports	C

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This 2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Palmdale's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds during the fifth program year of the 2015-2019 Consolidated Plan period, covering July 1, 2019 to June 30, 2020.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, implements projects and awards grants and loans to nonprofit, for-profit and public organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG and HOME programs provide for a wide range of eligible activities for the benefit of low- and moderate-income Palmdale residents.

For the 2019-2020 program year, the City received \$1,608,313 of CDBG funds and \$554,832 of HOME funds from HUD. As authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, enacted on March 27, 2020, the City of Palmdale received a special allocation of CDBG (CDBG-CV) in the amount of \$935,276 to be used exclusively on eligible activities that prevent and respond to the COVID-19 pandemic. Together, with prior year(s) funding available, a total of \$3,848,421 was allocated to projects in the 2019-2020 Action Plan, as amended. This investment of CDBG and HOME funds was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide fair housing services to 241 residents;
- Provide homelessness prevention and assistance services to 5,563 residents;
- Provided tenant-based rental assistance to 34 households;
- Provide for progress for ADA improvements at Q-12;
- Provide for progress for ADA improvements at Yellen Park;
- Provide Public Facility Improvements at the SAVES Courson Warehouse benefiting 16,946 residents;
- For the Courson Arts Colony (CAC) East and West housing phases are complete, for a total of 161 units;
- Begin negotiations for Juniper Grove Apartments, which will provide for a total of 101 units; and
- Begin implementing COVID-19-response programs, which will be reported in the 2020-2021 CAPER.

Table 1 provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2020, arranged by each of the Strategic Plan Goals included in the 2015-2019 Strategic Plan of the Consolidated Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 - Accomplishments – Strategic Plan & Program Year to Date

Goal	Category	2019-2020 Amount Allocated	Indicator	Unit of Measure	5-Year Strategic Plan			2019-2020 Program Year 5		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Affordable Homeownership	Affordable Housing	HOME: \$0	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	0	0	0.00%
Affordable Housing Development	Affordable Housing	HOME: \$682,812	Rental units constructed	Household Housing Unit	160	160	100.00%	12	80	667%
Affordable Housing Development	Affordable Housing	HOME: \$0	Homeowner Housing Added	Household Housing Unit	50	0	0.00%	0	0	0.00%
Affordable Housing Preservation	Affordable Housing	HOME: \$0	Rental Units Rehabilitated	Household Housing Unit	4	4	100.00%	0	0	0.00%
Affordable Housing Preservation	Affordable Housing	HOME: \$0	Homeowner Units Rehabilitated	Household Housing Unit	5	0	0.00%	0	0	0.00%
Fair Housing Services	Affordable Housing	CDBG: \$33,363	Other	Other	1,500	1,532	102.13%	300	241	80.33%
Rental Assistance	Affordable Housing	HOME: \$339,312	Tenant-based rental assistance / Rapid Rehousing	Households	30	123	410.00%	30	34	113.33%
Homelessness Prevention and Assistance	Homeless	CDBG: \$241,247	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	31,875	127.50%	8,000	5,563	69.54 %

Goal	Category	2019-2020 Amount Allocated	Indicator	Unit of Measure	5-Year Strategic Plan			2019-2020 Program Year 5		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Planning	Planning and Administration	CDBG: \$288,300 HOME: \$55,483	Other	Other	1	1	100.00%	0	0	0.00%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$1,195,436	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200,000	209,926	104.96%	70,031	16,946	24.2%
Special Needs Services	Non-Homeless Special Needs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60	0	0.00%	0	0	0.00%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the program year, the City and its housing and community development partners made progress on several 2019-2020 activities as well as some multi-year activities that continued during the program year. All CDBG and HOME funded activities addressed specific high priority objectives identified in the 2015-2019 Consolidated Plan.

The CDBG-funded South Antelope Valley Emergency Services activity provided much needed services. The total number of unduplicated people reported is lower than anticipated in the Annual Action Plan. In March, 2020 the County Department of Public Health issued a State of Emergency and ordered all non-essential business to close due to the COVID-19 Pandemic. On March 16, 2020 SAVES adopted the COVID-19 National Emergency model to become an emergency-only food distribution center. SAVES re-designed from client-choice to a no-contact drive-thru. SAVES also coordinated with local churches and community group volunteers to deliver emergency food to shut-in senior residents. During this period, SAVES did not collect the regularly required documentation, but rather provided food services on an emergency basis to 1) comply with Public Health orders during that time period; and 2) maintain the mission of SAVES to provide emergency services to Palmdale residents while keeping both staff and the public safe and healthy. As a result, SAVES was unable to collect the required documentation to report the number of unduplicated individuals served between March 16- June 30, 2020. This programmatic decision is the reason why SAVES did not meet the program year goal of unduplicated individuals for this program year. SAVES has already implemented new procedures for obtaining client documentation. SAVES was on track to meet their annual goal and with COVID-19 exceeded the actual number served. During the months of April, May and June SAVES provided 12,568 food boxes to the community, and 29,237 total food boxes throughout the program year. It is anticipated the ability to properly document participants will return next year. Over the 5-year Con Plan reporting period, SAVES has exceeded the goal of serving 25,000 unduplicated persons by 6,875 people.

The majority of CDBG funds were allocated to public facilities and infrastructure improvement activities to benefit low- and moderate-income neighborhoods, provide disabled access, provide facilities for homelessness prevention services or that directly support affordable housing. The 2017 activity for ADA Improvements at the Courson Warehouse ADA facility construction was completed during the prior program year (2018-2019) and all the administrative work completed and closed in IDIS this program year. In February, 2020, City Council approved an amendment creating the 2019 Spot Blight Acquisition and Demolition activity, which the NEPA Environmental Assessment is underway toward environmental clearance.

The 2017, 2018 and 2019 HOME-funded Tenant Based Rental Assistance (TBRA) provided assistance to 34 unduplicated extremely low-income senior households (age 62 or older)

experiencing a severe housing cost burden (more than 50% of household income goes to rent).

The 2016 HOME-funded Courson Arts Colony East multi-family new construction project financing was completed December 2016. Construction on the East phase commenced in January 2017 and received a temporary certificate of occupancy in December, 2018. Final completion of the East Phase was dependent on full completion of the West phase.

The 2019, 2018, 2017, 2016, 2015 and 2014 CDBG Courson Connection Infrastructure activities for the affordable housing development of Courson Arts Colony West made substantial progress in this program year. Construction for the West phase commenced in June, 2017 and was completed in June, 2020 and Permanent Finance conversion for the housing portion took place in September, 2020. Combined, the East and West phase provides 160 affordable units, of which 5 are HOME units reported in the prior year CAPER. The Courson Connection Infrastructure activities by the City are anticipated to be complete by January, 2021, after a slight delay due to COVID-19 pandemic.

The Yellen Park Sidewalks began design of construction in April, 2019. The project was 90% complete at June 30, 2020, due to an unexpected delay from COVID-19 impact. The ADA Compliance at Avenue Q-12 project was approved by the City Council in February 2019, including the sidewalks adjacent to Courson Park. The design portion was completed during the 2019 program year. Construction is anticipated to be completed during the 2021-2022 Program Year.

The City has made significant progress toward the numeric accomplishment goals for public facilities and infrastructure improvements projects during this five-year Consolidated Plan period. The COVID-19 pandemic delayed performance of several activities, including delaying the completion of Yellen Park and decreasing the numbers reported by SAVES and Fair Housing Counseling Services through Housing Rights Center. At the same time, a substantial amendment to the 2019-2020 Action Plan was approved on June 2, 2020, providing for a COVID-19 pandemic response and new activities to accomplish in the 2020-2021 program year.

Each of the activities that were underway during the 2019-2020 program year are listed in Figure 1, including the amount of CDBG or HOME funds allocated to the activity and the amount spent as of June 30, 2020. Figure 2 provides the numeric accomplishment goal and the amount accomplished as of June 30, 2020.

Figure 1 – Use of CDBG and HOME Funds

Strategic Plan Goal / Allocation Year / Activity	Source	Allocation	Spent through 6/30/20	Percent Spent
1. Affordable Housing Development				
2016 Courson Arts Colony East	HOME	\$458,838.00	\$457,000.00	94.15%
2. Fair Housing Services				
Fair Housing Services	CDBG	\$33,636.00	\$33,636.00	100.00%
3. Homelessness Prevention and Assistance				
South Antelope Valley Emergency Services	CDBG	\$241,247.00	\$218,511.18	90.58%
4. Special Needs Services				
No activities.				
5. Public Facilities and Infrastructure Improvements				
2017 ADA Compliance – SAVES Warehouse	CDBG	\$261,500.00	\$261,248.52	99.90%
2018 Courson Connection Infrastructure	CDBG	\$155,050.00	\$56,990.88	36.76%
2017 Courson Connection Infrastructure	CDBG	\$310,130.00	\$310,130.00	100.00%
2016 Courson Connection Infrastructure	CDBG	\$336,010.00	\$336,010.00	100.00%
2015 Courson Connection Infrastructure	CDBG	\$312,210.00	\$312,210.00	100.00%
2014 Courson Connection Infrastructure	CDBG	\$203,031.00	\$167,094.44	82.30%
2018 ADA Compliance - Yellen	CDBG	\$375,000.00	\$304,401.85	81.17%
2018 ADA Compliance – Q-12	CDBG	\$836,500.00	\$184,739.30	10.26%
2014 SAVES Courson Warehouse	CDBG	\$127,436.00	\$85,820.37	88.88%
2019 Section 108 Debt Service	CDBG	\$426,970.00	\$357,701.57	83.78%
2019 Spot Blight Acquisition and Demolition	CDBG	\$200,000.00	\$0.00	0.00%
	Subtotal	\$3,543,837.00	\$2,376,346.93	67.06%
6. Affordable Homeownership				
No activities.				
7. Affordable Housing Preservation				
No activities				
8. Planning and Administration				
CDBG Program Administration	CDBG	\$288,300.00	\$209,366.56	72.62%
HOME Program Administration	HOME	\$55,483.00	\$36,809.80	66.34%
	Subtotal	\$342,783.00	\$246,176.36	71.61%
9. Rental Assistance				
2017 Tenant-Based Rental Assistance	HOME	\$160,000.00	\$160,000.00	100.00%
2018 Tenant- Based Rental Assistance	HOME	\$35,000.00	\$30,240.22	86.40%
2019 Tenant- Based Rental Assistance	HOME	\$339,312.00	\$0.00	0.0%
	Subtotal	\$534,312.00	\$190,240.22	35.60%
Total for all Goals:		\$5,155,653	\$3,521,910.69	68.31%

Figure 2 – Program Year Accomplishments by Strategic Plan Goal

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual
1. Affordable Housing Development			
2016 Courson Arts Colony East	Household Unit	12	80
2. Fair Housing Services			
Fair Housing Services	People	300	241
3. Homelessness Prevention and Assistance			
South Antelope Valley Emergency Services	People	7,000	5,563
4. Special Needs Services			
No activities.	-	-	-
5. Public Facilities and Infrastructure Improvements			
2017 ADA Compliance – SAVES Warehouse	People	16,946	16,946
Section 108 Debt Service	N/A	-	-
2019 Courson Connection Infrastructure			
2018 Courson Connection Infrastructure			
2017 Courson Connection Infrastructure			
2016 Courson Connection Infrastructure	People	41,205	0
2015 Courson Connection Infrastructure			
2014 Courson Connection Infrastructure			
2018 ADA Compliance – Yellen Park	People	6,160	0
2018 ADA Compliance – Q-12	People	2,070	0
2019 Spot Blight Acquisition & Demolition	People	3,650	0
6. Affordable Homeownership			
No activities.	-	-	-
7. Affordable Housing Preservation			
No activities	Household Unit	0	0
8. Planning and Administration			
CDBG Program Administration	N/A	-	-
HOME Program Administration	N/A	-	-
9. Rental Assistance			
2015 Tenant-Based Rental Assistance	Households	30	34

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

	CDBG	HOME
White	10,353	15
Black or African American	4,053	14
Asian	692	0
American Indian or American Native	217	0
Native Hawaiian or Other Pacific Islander	44	0
Other multi-racial	7,150	5
Total	22,509	34
Hispanic	8,719	5
Not Hispanic	13,790	29

Narrative

Table 2 provides an aggregate of race and ethnicity data for persons and households served during the program year based on accomplishment data from all CDBG and HOME activities reported in HUD's Integrated Disbursement and Information System (IDIS). For more detailed demographic information by project or activity.

Based on the information in Table 2, a diverse array of persons and households benefitted from CDBG and/or HOME funded housing, public facilities or public service projects during the program year. The TBRA activity assisted 34 households in the current year, the second year of the current subrecipient agreement for this activity. This does not include the 80 units created at the Courson Arts Colony East because the HOME assisted units were counted in the 2018 CAPER.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Resources Made Available in 2019-2020 Action Plan	Amount Expended During Program Year
CDBG	\$2,058,313	\$1,441,923.95
HOME	\$854,832	\$206,586.38

Narrative

The federal, state, local and private resources available for the implementation of projects during the 2019-2020 program year are identified in Table 3. The CDBG resources include \$1,608,313 of CDBG formula grant funds, \$450,00 of unexpended CDBG funds from prior years, for a total CDBG investment of \$2,058,313. The HOME resources include \$554,832 of HOME formula grant funds, \$300,000 of unexpended HOME funds from prior years, for a total HOME investment of \$854,832. A grand total of \$2,913,145 of CDBG and HOME funds were allocated to projects in the 2019-2020 Action Plan.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low- and Moderate-Income Areas	48	79	Courson Connection Infrastructure, ADA Warehouse, Yellen Sidewalks, and Q-12 (\$1,628,050)

Narrative

For the 2019-2020 program year, the City utilized prior year funds to allocate over \$1.6 million of CDBG funds to Public Facilities and Infrastructure activities designed to benefit the Low-and Moderate-Income Areas, representing 79 percent of the CDBG investments and 43 percent of the City's total CDBG and HOME investments for the 2019-2020 program year.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

To address housing and community development needs in Palmdale, the City leverages its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The primary funding sources for leveraging CDBG and HOME funds in Palmdale are Housing Successor Agency housing asset funds, redevelopment Successor Agency funds and the Redevelopment Property Tax Trust Fund (RPTTF) funds.

During the program year, the City finalized work with Meta Housing Corporation on the two phases of the Courson Arts Colony. The Courson Arts Colony East project located at the southeast corner of East Avenue Q11 and 10th Street East in Palmdale leverages the HOME funds of \$457,000 with Low Income Housing Tax Credits through the California Tax Credit Allocation Committee yielding \$20,410,501 of Tax Credit Equity. Additional financing of \$2,658,122 was secured from the Housing Authority of the City of Palmdale and other financing of approximately \$5,380,236 was secured. This project included the new construction of 80 units of housing serving families with rents affordable to households earning 30-50 percent of area median income (AMI).

CDBG funds were used for infrastructure improvements including a fire lane, pedestrian traffic improvements and reconstructing the Courson Park Pool as a neighborhood amenity for the Courson Arts Colony West project, located at the southwest corner of East Avenue Q11 and 9th Street East in Palmdale. The CDBG funds of \$1,275,000 are leveraged with Housing Asset Funds, Veterans Housing and Homelessness Prevention Program funds (VHHP), other funding from the State and County of Los Angeles, Tax Credit Equity of \$17,640,289, and other financing for project totaling \$39,905,839. This project included the new construction of 80 units of housing serving families with rents affordable to households earning 30-50 percent of area median income (AMI).

Additional CDBG leveraging opportunities were available for South Antelope Valley Emergency Services (SAVES) through the Emergency Food and Shelter Program Phase 36 (funding of \$25,300 for Jan – Dec 2019) and Phase 37 (funding of \$20,200 Jan – Dec 2020). Additionally, over \$15,000 of cash donations from the community were received, and in-kind donations of food from area businesses and the Palmdale School District were valued over \$3 million.

HUD requires HOME Participating Jurisdictions (PJs) to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222, PJs satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. Match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For the 2019-2020 program year, the City of Palmdale received a 100 percent match reduction from HUD.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,999,057
2. Match contributed during current Federal fiscal year	\$1,820,560
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$4,819,617
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$4,819,617

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contrib.	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Prep., Const. Materials, Donated labor	Bond Financing	Total Match
Courson Arts Colony East-	June 2020	\$1,443,510	\$175,890	\$0	\$55,125	\$75,355	\$70,680	\$1,820,560

Table 7 – Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$31,040	\$0	\$0	\$0	\$31,040

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Table 8 – Minority Business and Women Business Enterprises

No HOME activities completed during the reporting period.

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises		Male		
Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		
Sub-Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Table 9 – Minority Owners of Rental Property

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Table 10 – Relocation and Real Property Acquisition

Parcels Acquired		0	\$0
Businesses Displaced		0	\$0
Nonprofit Organizations Displaced		0	\$0
Households Temporarily Relocated, not Displaced		0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 11 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	40	40
Number of non-homeless households to be provided affordable housing units	70	74
Number of special-needs households to be provided affordable housing units	0	0
Total	110	114

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	30	34
Number of households supported through the production of new units	80	80
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
Total	110	114

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Courson Arts Colony East and West housing phase is now complete. This project met the goal of providing for the production of 80 new units in program year 2018-2019, of which 5 units were HOME units, and 80 new units in program 2019-2020, of which 40 units were specifically designated for homeless households. For Tenant Based Rental Assistance, the City supported 34 households through rental assistance and exceeding the goal of 30 households.

Discuss how these outcomes will impact future annual action plans.

In future annual action plans, the City anticipates continuing to invest HOME funds to address housing affordability for renters and homeowners through the creation of new units, rehabilitation of existing substandard units and the provision of Tenant Based Rental Assistance to the City’s most vulnerable residents – extremely low-income senior citizens experiencing a severe housing cost burden.

The City is actively seeking a certified CHDO with capacity to develop housing to increase the likelihood of meeting the HOME program requirement that 15 percent of each allocation be committed to a CHDO project within 24 months. The active Tenant Based Rental Assistance Program will ensure that HOME funds are effectively committed on time to meet HUD’s 24 month commitment deadline. As a result of these actions, the City will be able to strategically invest the remaining HOME funds in affordable housing development or rehabilitation projects at a point in time when these projects are shovel ready with all other financing commitments in place.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	5,030	34
Low-income	17,458	0
Moderate-income	21	0
Total	22,509	34

Narrative Information

The number served above does not include the units created via the Courson Arts Colony East because the units created during the 2019 program year were not directly funded with HOME. As noted above, the 5 HOME units were completed in PY2018.

The 2015-2019 Consolidated Plan - Strategic Plan identified high priority affordable housing needs including preserving the supply of affordable housing and providing rental assistance to extremely-low income seniors. During the 2019-2020 program year, the City invested HOME funds to Valley Oasis to implement the Tenant-Based Rental Assistance program for extremely low-income seniors experiencing a housing cost burden.

Other strategic investments were made with HOME funds to support the building of affordable rental units for the CAC East phase and CDBG funds to support CAC West phase development of infrastructure for completion of the 160-unit META Housing Courson Arts Colony. In February, 2020 City Council approved the Juniper Grove Apartments Activity and started negotiations with a developer for a new construction 101-unit affordable housing complex. Furthermore, the City continues to assist Homes 4 Families through the development process for its Single Family CalVet Residential Enriched Neighborhood (REV) Veterans Housing complex to include up to 56 units of housing for veterans using local housing funds and other private sources.

Through the City's TBRA and affordable housing programs, it attempts to meet the needs of worst-case housing needs (defined as low-income renters who experience severe cost burden, substandard housing, or involuntary displacement). Additionally, the City refers individuals at-risk of homelessness to the homeless services and programs described in more detail in the next section of the CAPER.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In Los Angeles County, the Los Angeles Homeless Services Authority (LAHSA) is the lead agency coordinating the Continuum of Care (CoC). LAHSA is a joint powers authority for the City and County of Los Angeles (with the exception of the Cities of Long Beach, Pasadena and Glendale). A ten-member Commission governs LAHSA. Each of the County's five Supervisors appoints one (1) commissioner while the Mayor and City Council of Los Angeles appoint another five (5) members. LAHSA plans, coordinates and manages resources for the County's homeless programs. In addition, LAHSA provides technical assistance, data and other planning resources to many of the incorporated cities within the County, including the City of Palmdale. LAHSA develops and oversees a comprehensive strategy to address homelessness.

Additionally, in February, 2016, the Los Angeles Board of Supervisors approved an unprecedented action plan of nearly two dozen interlocking strategies, focusing on six key areas to combat homelessness. The City of Palmdale has been one of over 100 community groups, cities and county leaders who continue to actively participate in the planning and implementation of these strategies to address homelessness. As part of the County strategy, the City of Palmdale participated in a process to create a city-specific plan to prevent and combat homelessness. In addition to participating in County-wide stakeholder meetings and as a member of the Continuum of Care (CoC), the City of Palmdale participates in a regional approach to address homelessness within the Antelope Valley Service Planning Area No. 1 (SPA 1). SPA 1 covers approximately 2,500 square miles of desert and forest, from the Kern County line on the north, to the San Bernardino County line on the east, the Ventura County line on the west and the Angeles Forest on the south. The homeless count conducted by LAHSA in January 2019 estimated that the number of homeless persons in SPA 1 increased three percent to 3,293. This count indicated that the number of homeless in Palmdale had increased by 39 percent to 318 people homeless persons in 2019. A more recent count conducted by LAHSA in January 2020 estimated that the number of homeless persons in SPA 1 increased forty-four percent to 4,755. This count indicated that the number of homeless in Palmdale had decreased by 9 percent to 289 people homeless persons in 2020.

The City participates in the Antelope Valley Homeless Coalition, an inter-agency council with 30 participants. Through this participation, the City is able to coordinate efforts and resources with local homeless service providers including Los Angeles County's Coordinated Entry System, outreach and engagement, 2-1-1, and the Homeless Access Center in Lancaster operated by Valley Oasis. Prior to COVID-19 the City partnered with community organizations to hold quarterly Homeless Connect days for people who are homeless or at-risk of homeless, as well as with PATH to conduct weekly outreach and engagement at the City Library and the LAHSA Emergency Response Team to provide outreach to people who are literally homeless in the City of Palmdale

community. The City partners with LAHSA and other community organizations for Project Roomkey in response to COVID-19 Pandemic.

The City allocated the full 15 percent of its 2019-2020 CDBG funds for the South Antelope Valley Emergency Services program for providing food and other resources to persons experiencing homelessness and individuals and families at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is 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. To expand the options available in the community, the County's Homeless Initiative has expanded LAHSA-funded crisis housing to 24-hour facilities and has begun providing Rapid Re-Housing and Homeless Prevention funds to the community.

To address homeless needs in Palmdale among the 18-24 year old age segment, the City and Advancing Communities Together, Inc. established the Palmdale Dream Center, an 11-unit transitional housing center with congregate activities and services designed to promote continuing education and employment for residents to achieve self-sufficiency and permanent housing. The Coordinated Entry System for youth is Countywide and many of the County's strategies for addressing homelessness also have a component that prioritizes transitional age youth.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, 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 it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. 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.

During 2019-2020, the City and Valley Oasis used HOME funds to implement the Tenant Based Rental Assistance Program to provide assistance for extremely low-income elderly residents who are experiencing a severe rent burden.

The City provided funds to South Antelope Valley Emergency Services (SAVES), which provides emergency shelter (motel vouchers) and food to eligible low-income persons, homeless persons, and emancipated youth. SAVES also provides food and clothing to individuals and households at risk of becoming homeless. SAVES provides referral services to partners for job placement, health, educational/training, and social service needs. Additionally, SAVES collaborates with local community partners to offer a continuum of services on-site by providing office space free of rent. During this program year, SAVES coordinated with six community partners to share space:

1. A Food Stamp Outreach Worker from the Los Angeles Regional Food Bank provides assistance with the SNAP application process;
2. A Community Advocate from Housing Rights Center provides a walk-in clinic and one-on-one consultations to community members in need of Fair Housing and Tenant/Landlord services;
3. An outreach worker with the Salvation Army provides a utility assistance program and Homeless Prevention Rapid Rehousing Assistance once a week;
4. A case manager from Valley Oasis works with Seniors who are participating in the TBRA Program; and
5. Community Health Workers with Bartz-Altadonna Community Clinic provides onsite Medi-Cal and other low-income medical insurance eligibility for our participants. Bartz-Altadonna also provides a full-scale medical office on wheels via their "Mobile Clinic" twice a month.
6. Neighborhood Legal Services provides free legal-aid assistance in a wide range of areas including housing, health, Family and criminal law. SAVES utilizes volunteer workers and Los Angeles County Transitional Subsidized Employment (TSE) program participants providing the opportunity to build job skills and experience in a warehouse/food pantry setting and training in general office skills.

The City supports America's Job Center of California (AJCC) previously known as the South Valley WorkSource Center or One Stop Center centrally located in Palmdale. The Center provides comprehensive employment, training and educational services to employers and job seekers.

The Housing Rights Center uses CDBG funds to provide fair housing, tenant/landlord mediation and legal services for residents through attorney consultations and preparation of legal documents for the residents to represent themselves in family law and landlord/tenant actions. Some of these services are provided to prevent undue evictions that could lead to homelessness.

The City is included in the Housing Authority of the County of Los Angeles' efforts to provide Section 8 rental assistance to extremely low- and very low-income households located within the City limits. The Section 8 program gives priority to households that are at risk of becoming homeless or currently residing in inadequate housing.

During 2019-2020, the Housing Authority of the City of Palmdale continued a contract for the Homeless Prevention and Rapid Rehousing Program utilizing Housing Asset Funds to provide short- and medium-term rental assistance and other appropriate activities for homeless prevention and rapid rehousing of persons who have become homeless. Implementation began in January, 2019 and has assisted eighteen households.

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 2015-2019 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. The City will provide CDBG funds to South Antelope Valley Emergency Services and also provided HOME funds to Valley Oasis for the Tenant Based Rental Assistance Program. HOME funds were also used to promote affordable housing development and preservation efforts. Additionally, the Homeless Prevention Rapid Rehousing Program funded by Housing Asset Funds continue to provide assistance to rehouse households experiencing homelessness, as well as prevent individuals and families from becoming homeless.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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. During the 2019-2020 program year, HACoLA continued to serve the needs of residents through Section 8 vouchers and public housing.

In recognition that the U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020, HACoLA has made changes 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 taken 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 LACDC's homeownership programs.

Actions taken to provide assistance to troubled PHAs

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

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The two primary barriers to affordable housing identified in the 2015-2019 Consolidated Plan include housing affordability and the lack of monetary resources for affordable housing. As discussed in the Consolidated Plan's Strategic Plan section, a significant portion of the monetary resources that were used for affordable housing in the past included tax increment financing through the former redevelopment agency that was eliminated as a result of changes in State policy.

To address housing affordability and the lack of monetary resources for affordable housing, the Strategic Plan called for the investment of a significant portion of CDBG and HOME funds for the development of 160 new affordable rental housing units, 56 homeownership housing units, and the rehabilitation and preservation of 23 existing affordable housing units over the five-year period of the plan. The current CDBG and HOME investments in progress or completed during this program year that will either directly impact housing affordability or make an indirect impact through support of new housing projects include:

- \$339,312 of 2019 HOME funds for the ongoing Tenant Based Rental Assistance Program to make rental housing units affordable to extremely-low income severely cost-burdened seniors; and
- \$457,000 of 2016 HOME funds for Courson Arts Colony East multi-family new construction project; \$1,392,431 of 2014, 2015, 2016, 2017, 2018 and 2019 CDBG funds for the Courson Connection Infrastructure for the Courson Colony West project that will provide necessary infrastructure and community amenities to complement existing affordable rental housing. Combined, the East and West phase will provide 160 affordable units.

Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City continues to successfully leverage its CDBG and HOME funds to attract private and other available public resources to create affordable housing with suitable neighborhood amenities for low- and moderate-income residents. The City worked with Meta Housing Corporation to secure Low Income Housing Tax Credits through the California Tax Credit Allocation Committee that will yield \$20,410,501 of Tax Credit Equity for the Courson Arts Colony East project which includes 80 of the 160 new affordable rental units for the current five-year Consolidated Plan period. For the second phase, Courson Arts Colony West, in addition to the CDBG funding additional financing of \$1,488,000 was secured from the Housing Authority of the City of Palmdale and from state, county and private financing totaling \$39,905,839 for the project.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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 invested CDBG and HOME funds through the 2019-2020 Action Plan in projects that will support the development of new rental housing units, the rehabilitation of existing rental housing units, provide Tenant Based Rental Assistance to extremely low-income and cost-burdened seniors, and projects that provide public services to low- and moderate-income people to prevent homelessness. To address underserved needs, 100 percent of the City's 2019-2020 expenditure of CDBG and HOME funds (excluding Section 108 Debt Service and Administration) was for projects that benefit low- and moderate-income people.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 rehabilitation of housing units built prior to January 1, 1978 includes a lead-based paint testing and risk assessment. Where lead-based paint is identified, the City ensures that developers and contractors incorporate safe work practices or abate the lead-based paint as part of the scope of work to effectively reduce lead-based paint hazards to children in accordance with 24 CFR Part 35.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The implementation of CDBG and HOME activities meeting the goals established in the 2015-2019 Consolidated Plan - Strategic Plan and the 2019-2020 Action Plan addressed the needs of poverty-level families and made strategic investments to reduce the number of poverty-level families in the future by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households, such as the YouthBuild Duplex project and Courson Arts Colony East and West project;
- Supporting activities that ensure equal access to housing opportunities such as Fair Housing Services provided by the Housing Rights Center;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness through the South Antelope Valley Emergency Services program and the Tenant Based Rental Assistance program operated by Valley Oasis;
- Supporting activities that improve public facilities and infrastructure including the investment of over \$1.6 million of CDBG funds in projects completed or underway during this program year; and

- Supporting housing preservation programs that assure low-income households have a safe, decent and appropriate place to live such as the 38429 10th Place East four-plex project.

In addition to these efforts, mainstream state and federal resources also contributed to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provided Palmdale residents with pathways out of poverty as they pursued employment and educational opportunities.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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 the existing institutional structure, the City of Palmdale collaborated with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2019-2020 Action Plan to ensure that the needs of low- and moderate-income residents were met as envisioned within the 2015-2019 Consolidated Plan - Strategic Plan.

Efforts to enhance the institutional delivery system included continued implementation of the Tenant Based Rental Assistance Program in partnership with Valley Oasis that uses HOME funds and continued work with Advancing Communities Together, a CHDO. These critical partnerships significantly enhance the City's ability to implement the 2015-2019 Consolidated Plan - Strategic Plan.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

To enhance coordination between public and private housing and social service agencies, the City continued 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. Representatives of the Department of Neighborhood Services participated in Antelope Valley Coalition meetings and South Antelope Valley Emergency Services coordinated its efforts with Valley Oasis and the Los Angeles Homeless Services Authority, the Continuum of Care Lead Agency. Additionally, the Director of Neighborhood Services and other department staff regularly participated in Neighborhood Advisory Committee (NAC) meetings during the program year to coordinate the efforts of local nonprofits and religious organizations that are working in neighborhoods to address poverty through direct community engagement.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

The 2015 Analysis of Impediments to Fair Housing Choice (AI) adopted by the Palmdale City Council on May 6, 2015 included three impediments to fair housing choice in the 2015-2019 Fair Housing Plan. During the 2019-2020 program year, the City of Palmdale Department of Administrative Services and the Housing Rights Center affirmatively furthered fair housing choice through the implementation of recommendations contained within the Fair Housing Plan.

Impediment No. 1: Discrimination against Persons With Disabilities

The AI revealed that physical and mental disability fair housing discrimination complaints are the most common basis for fair housing discrimination complaints in Palmdale. To address the lack of understanding and sensitivity to the fair housing needs of physically and mentally disabled people, the City contracted with Housing Rights Center to provide workshops in Palmdale and throughout the region that were geared toward disabled housing issues including reasonable accommodation and emphasizing that landlords may not refuse to rent on the basis of disability or any arbitrary factor. These workshops specifically addressed the housing needs and rights of persons with disabilities by expanding the base of knowledge concerning specific types of housing discrimination against the mentally and physically disabled.

Impediment No. 2: Lack of Awareness of Fair Housing Laws

The AI confirmed that there continues to be a lack of knowledge of fair housing rights and responsibilities among Palmdale residents and housing providers. Data supplied by the Housing Rights Center indicated that the number of fair housing discrimination complaints in Palmdale decreased substantially for the fiscal years ending June 30, 2010, June 30, 2011 and June 20, 2012; however, the number of complaints began to increase again from less than 10 per year to 28 in the fiscal year ended June 30, 2014. As a result, the Fair Housing Plan within the AI recommended enhanced outreach efforts to real estate professionals with fair housing questions or concerns in Palmdale and the region, as well as continuation of existing City efforts to increase participation in fair housing education workshops for prospective homebuyers, renters, and providers of housing such as multifamily management companies, independent landlords and real estate agents or brokers.

During the 2019-2020 program year, the City contracted with Housing Rights Center to provide workshops in Palmdale and throughout the region and worked with Housing Rights Center to expand community participation including outreach efforts regarding fair housing workshops to renters and property managers/owners to make them aware that these workshops are available at no charge. Outreach events included having a booth at the Housing Authority of the County of Los Angeles' Housing Resource Fair, conducting a Fair Housing workshop for landlords, managers, and community members, as well as a Fair Housing Community Workshop, and having a monthly

walk-in clinic at the South Antelope Valley Emergency Services building. The Housing Rights Center displayed literature at the Public Library and other high traffic areas of the City, including the Department of Neighborhood Services building. Fair Housing public service announcements were also played throughout the year several times a month on the City's public access channel and frequent postings on the Housing Rights Center Facebook and Twitter pages.

Impediment No. 3: Race/Ethnic Relations

Race/ethnic relations may contribute to bias or stereotypes that have an impact on Fair Housing Choice. Fair housing complaint data from 2006-2009 indicated that race/ethnicity was the second-leading cause of housing discrimination in the City. Further, 59 hate crimes were reported to the Federal Bureau of Investigation (FBI) from 2008-2012, with 36 on the basis of race, 10 on the basis of sexual orientation, 8 on the basis of ethnicity, 4 on the basis of religion and 1 on the basis of disability.

The AI recommended that the City, in partnership with community nonprofits, fair housing organizations, other government agencies and special districts, provide public information programs disseminating information on fair housing laws, inclusion and diversity.

Outreach and education efforts include developing and distributing written materials and public service announcements that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. These materials are provided for distribution at fair housing workshops for residents, apartment owners, and property managers, at fair housing information booths at local community events, available at City offices, provided to local agencies, and included in information provided as part of the Partners Against Crime (PAC) crime free multi-family housing certification process.

For the past 22 years, the City of Palmdale has been a supporter of the Antelope Valley International Heritage Festival, which was renamed to the Antelope Valley International Multicultural Festival. The festival helps foster mutual understanding among the diverse cultural, racial, and religious groups in the Antelope Valley. The 2019 Festival was held on Saturday, September 15, 2019 at Poncitlan Square in Palmdale.

City staff has conducted other outreach efforts in the community to be supportive of organizations and programs fostering tolerance or race relations. The City is also in its thirteenth year conducting its Partners Academy, an eight-week course that educates residents on all aspects of city operations from public safety, finance, economic development, and community relations. Residents have the opportunity over the course of two nights to speak to the Mayor and City Manager on any topic of interest or concern, which would include any concerns about race relations or conflict in the community. To date 245 residents have completed the program.

The Los Angeles County Sheriff's Department is leading several efforts to bridge Sheriff and community relations. The S.H.A.R.E. Tolerance program has been created to educate members

of the community, particularly our youth, regarding the dangers of hate and intolerance. It was conceived and developed by deputy sheriffs who care about the problem and wanted to do something effective about it. Utilizing a custom-built mobile theater, uniformed deputies show a 35 minute documentary film about hate crimes to groups of up to 24 people at a time. Afterwards, the deputies facilitate a 60 to 90 minute discussion about the film, the issues it presents, and the challenges of combating hate and intolerance. This program was implemented in the Antelope Valley and regularly makes presentations at area high schools.

Additionally, in March 2012 the Palmdale Station Captain created a Community Advisory Committee to foster stronger relationships between the community and the Sheriff's Department. The committee is made up of members of the community who represent various racial and ethnic demographics, faith based organizations, and community organizations and continued to serve as a sounding board to the Captain on issues of concern to the community.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure that CDBG and HOME funds were used efficiently and in compliance with applicable regulations, the City provided technical assistance to all subrecipients at the beginning of the program year. On-site monitoring was postponed due to the COVID-19 pandemic. The City has been working with the compliance staff foreach subrecipient to conduct internal monitoring and provide virtual technical assistance.

Technical Assistance

To enhance compliance with federal program regulations, the Department of Administrative Services made technical assistance available to prospective applicants for any CDBG or HOME Notice of Funding Availability (NOFA) upon request to review the Strategic Plan goals, program requirements and available resources with potential applicants. Technical assistance was provided to four prospective applicants. Additionally, technical assistance was provided during the implementation of CDBG and HOME funded projects to ensure that appropriate resources are provided in furtherance of compliance with the program regulations.

Activity Monitoring

All activities were monitored, beginning with a detailed review upon receipt of the application to determine eligibility, conformance with a National Objective and conformance with a Strategic Plan goal. This review also examined the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients submitted an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed. Subsequent to entering into a written agreement, staff and consultants performed periodic desk monitoring including ongoing review of required performance reports and documentation to substantiate CDBG and HOME expenditures. For the CDBG public service activity implemented by South Antelope Valley Emergency Services, an on-site monitoring was postponed due to the COVID-19 Pandemic. The 2018-2019 monitoring visit had no findings.

For CDBG capital projects, monitoring of Davis-Bacon, Minority and Women’s Business Enterprise (MBE/WBE) and Section 3 requirements was conducted by LDM Associates, Inc and through an MOU with the Los Angeles County Development Authority for the Courson Arts Colony West. to

determine the adequacy of implementation by the Department of Public Works and its consultants. For HOME funded activities, annual monitoring of tenant files was conducted to ensure that for renter occupied units, household income, rents and utility allowances were in compliance with applicable limits pursuant to the affordability covenant.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City’s adopted Citizen Participation Plan, a public notice was published in the Antelope Valley Press in English and in Spanish on November 30, 2020 notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notices is included in Appendix A.

The draft CAPER was available on the City website and at the following locations:

City Hall: Administration Building
38300 Sierra Hwy
Palmdale, California 93550

Department of Administrative Services, Community Programs Division
823 E. Ave Q-9, Suite A
Palmdale, California 93550

Palmdale Public Library (Closed due to COVID-19 Pandemic and local Public Health Orders)
700 East Palmdale Blvd.
Palmdale, California 93550

A public hearing was conducted before the City Council on Tuesday, December 15, 2020 to solicit comments from residents and interested parties. In compliance with Public Health Orders restricting public gatherings for public health reasons the public hearing was conducted virtually in accordance with the Flexibilities and Waivers Granted by the CARES Act and Mega Waiver and Guidance posted on June 22, 2020. A summary of any written or oral comments received during the public hearing is included in Appendix B.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

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 \$1,932,895 (awarded in two tranches) to be used exclusively on eligible activities that prevent and respond to the COVID-19 pandemic. This funding resource, titled Community Development Block Grant COVID-19 (CDBG-CV) generally must comply with the Community Development Block Grant programmatic requirements and address the impact of the COVID-19 pandemic in the City of Palmdale.

The City approved a substantial amendment to the 2019 Action Plan on June 2, 2020 for the first tranche of CDBG-CV resources (\$935,276). The City began planning for CDBG-CV funded activities at the end of the FY2019-2020 program year, and launched the programs at the beginning of FY2020-2021 program year. The use of these funds will be summarized in the FY2020-2021 CAPER.

CDBG funds are making a significant impact on strategies to address the high priority needs identified in the 2015-19 Consolidated Plan – Strategic Plan. As shown in Figure 1 in section CR-05 of this document, CDBG funds are contributing to four of the nine Strategic Plan goals including Fair Housing Services, Homelessness Prevention and Assistance, Public Facilities and Infrastructure Improvements and Planning and Administration. No applications were received in response to the 2019 Notice of Funding Availability to address the Strategic Plan goal for Special Needs Services, and the remaining four Strategic Plan goals are better suited for HOME-funded activities to address the Affordable Housing Development, Affordable Homeownership, Affordable Housing Preservation and Rental Assistance goals.

Fair Housing Services

The Fair Housing Services activity provided \$33,363 to Housing Rights Center for the provision of fair housing outreach, education and enforcement activities, including landlord-tenant matters. During the program year, this activity was below its service goal of 300 people, serving 241 people, due to COVID-19 pandemic and having to switch the entire operation to a virtual platform.

Homelessness Prevention and Assistance

To 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, the City's South Antelope Valley Emergency Services program served 5,563 unduplicated people. This was less than

anticipated in the Action Plan. In March, 2020 the County Department of Public Health issued a State of Emergency and ordered all non-essential business to close due to the COVID-19 Pandemic. On March 16, 2020 SAVES adopted the Covid-19 National Emergency model to become an emergency-only food distribution center. SAVES re-designed from client-choice to a no-contact drive-thru. SAVES also coordinated with local churches and community group volunteers to deliver emergency food to shut-in senior residents. During this period, SAVES did not collect the regularly required documentation, but rather provided food services on an emergency basis to 1) comply with Public Health orders of that period of time; and 2) maintain the mission of SAVES to provide emergency services to Palmdale residents while keeping both staff and the public safe and healthy. As a result, SAVES was not able to collect the required documentation to report the number of unduplicated individuals served between March 16- June 30, 2020. This programmatic decision is the reason why SAVES did not meet the program year goal of unduplicated individuals for this program year. SAVES has already implemented new procedures for obtaining client documentation. It is anticipated that the number reported will return to high levels again next year.

Public Facilities and Infrastructure

To 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, the City invested a large portion of its CDBG resources to address this Strategic Plan goal. Four out of the five public facilities and infrastructure activities with measurable accomplishment goals (excludes Section 108 Debt Service) are multi-year projects that remained in progress as of June 30, 2019. Given the nature of the improvements being undertaken, many of these projects require implementation over multiple program years.

The 2019-2020 CAPER shows a number of activities in progress, even in the midst of the COVID-19 pandemic. As previously discussed, the Yellen Park ADA Sidewalk Gap Closure project was about 90% complete on June 30, 2020 and the Courson Infrastructure activity is scheduled to be completed by December, 2020. The Q-12 ADA Sidewalk project completed the design phase and will begin construction in program year 2020-2021. The Spot Blight Acquisition and Demolition project was approved in February, 2020 and progress on the environmental clearance is underway. Should any challenges arise in the implementation of these or other CDBG-funded activities, the City will pro-actively identify additional opportunities to invest CDBG funds to meet Strategic Plan goals.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Maintaining HOME-assisted affordable housing is a high priority. During the program year, the City inspected the tenant files for HOME-assisted properties. Due to the COVID-19 Pandemic monitoring compliance with the housing codes and other applicable regulations was postponed until the end of the Emergency Order, which is still in place at the time of this report.

- Whispering Palms – 76 units – Inspection postponed due to COVID-19 Pandemic
- Summer Terrace – 80 units – Inspection postponed due to COVID-19 Pandemic
- Palo Verde Terrace – 78 units - Inspection postponed due to COVID-19 Pandemic
- Wright Brothers Court – 156 units – Inspection postponed due to COVID-19 Pandemic
- Palmdale Dream Center – 11 units – Inspection postponed due to COVID-19 Pandemic
- Q-2 Duplex – 2 units – Inspection postponed due to COVID-19 Pandemic
- 10th Place – 4 units - Inspection postponed due to COVID-19 Pandemic
- Courson Arts Colony East – 5 units - Inspection postponed due to COVID-19 Pandemic

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Each of the HOME-assisted properties with five or more units maintains an Affirmative Fair Housing Marketing Plan. During annual monitoring, the annual Affirmative Fair Housing Marketing Report is typically reviewed to ensure compliance with HUD requirements to affirmatively further fair housing choice. Due to the COVID-19 pandemic, the full monitoring review was postponed. Each of the HOME-assisted properties monitored in the prior program year were in compliance.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

According to the PR-09 report for the CDBG and HOME program, the City of Palmdale did not receive program income during the 2019 program year.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

In the implementation of the 2019-2020 Action Plan, the City invested HOME funds to preserve and maintain affordable housing by partnering with development partners and nonprofit service providers to support the development of new rental housing units and to provide rental assistance. CDBG funds were invested in infrastructure and other public facilities improvements projects necessary to provide suitable infrastructure and neighborhood amenities to support the creation of decent affordable housing.



CITY OF PALMDALE

2019/2020

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

JULY 1, 2019 THROUGH JUNE 30, 2020

APPENDIX A

Public Notices

CITY OF PALMDALE
NOTICE OF PUBLIC REVIEW AND PUBLIC HEARING
DRAFT CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)
FOR FISCAL YEAR 2019-2020
AND
PUBLIC HEARING TO OBTAIN CITIZEN INPUT ON COMMUNITY NEEDS FOR THE 2021-
2022 ACTION PLAN

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Palmdale has prepared the draft Consolidated Annual Performance Evaluation Report (CAPER) for the 2019-2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The CAPER provides an assessment of the City's performance in meeting Fiscal Year (FY) 2019-2020 housing and community development goals as outlined in the previously adopted Fiscal Year 2019-2020 One Year Action Plan (as amended). Additionally, the CAPER discusses changes the City anticipates making in the upcoming year as a result of the assessment of FY 2019-2020 annual performance.

In compliance with the City's approved Citizen Participation Plan and the Consolidated Plan implementing regulation 24 CFR 91.105, this notice is given to invite public review and comment of the City of Palmdale's Draft 2019-2020 CAPER. This document can be reviewed at the following locations:

- City of Palmdale Department of Administrative Services, Community Programs Division, 823 East Avenue Q-9, Suite A, (661) 267-5400. 7:30 a.m. to 6:00 p.m. (Monday-Thursday)
- City of Palmdale Public Library, 700 East Palmdale Blvd. (661) 267-5600
10:00 a.m. to 8:00 p.m. (Monday-Thursday); 10:00 a.m. to 5:00 p.m. (Friday-Saturday);
1:00 p.m. to 5:00 p.m. (Sunday) Library hours subject to COVID-19 requirements.
- City of Palmdale Administration Building, 38300 Sierra Highway (661) 267-5100
7:30 a.m. to 6:00 p.m. (Monday-Thursday)
- www.cityofpalmdale.org

The CAPER draft will be available for public review from November 30, 2020 to December 15, 2020. Individuals wishing to express their views concerning the above-referenced documents may provide written comments to the City on or before 5:00 p.m. on December 15, 2020 to the City of Palmdale, Department of Administrative Services, Community Programs Division, 823 East Avenue Q-4, Suite A, Palmdale, CA 93550.

Notice is hereby given that the City Council will hold a public hearing to receive comments on the CAPER, to receive citizen input on community needs for consideration in the 2020-2021 Action Plan, and to receive input on the use of future CDBG and HOME funds in future Action Plans.

The City Council will hold both public hearings on December 15, 2020 at 7:00 p.m. at City Council Chambers, 38300 Sierra Highway, Palmdale, California. For more information, please call Sarah Mailes of the Department of Administrative Services at (661) 267-5368.

IMPORTANT PUBLIC HEALTH AND SAFETY MESSAGE REGARDING PARTICIPATION AT CITY COUNCIL MEETINGS

As a result of the COVID-19 virus, and resulting orders and direction from the President of the United States, the Governor of the State of California, and the Los Angeles County Department of Public Health, as well as the City of Palmdale emergency declaration, **public attendance is limited during City Council meetings**

Residents who would like to comment on this Public Hearing, may do so **prior** to the meeting by submitting your comments through Palmdale eComment by clicking on “eComment” next to the agenda item on the meeting Agenda once it is available on the City’s website at <https://cityofpalmdale.org/310/City-Council-Meetings>. **Please note: the eComment period for this Public Hearing will end one hour prior to the start of the City Council meeting.**

--Or--

You may submit your comments in person during the Public Hearing portion of the agenda for this Public Hearing. Please note that to comply with Los Angeles County Health orders, members of the public will be allowed to enter the Council Chambers one at a time to provide public comment.

It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, the Architectural Barriers Act, and the City’s adopted Limited English Proficiency Plan (LEP) in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a reasonable accommodation to attend or participate in a hearing or meeting, including auxiliary aids or translation services, please contact the City Clerk’s Office at least 48 hours prior to the meeting at (661) 267-5151.

Shanae Smith
City Clerk
November 30, 2020

AYUNTAMIENTO DE LA CIUDAD DE PALMDALE
AVISO DE REVISIÓN Y AUDIENCIA PÚBLICAS
BORRADOR DEL REPORTE DE LA EVALUACIÓN DEL RENDIMIENTO ANUAL
CONSOLIDADO (CAPER) PARA EL AÑO FISCAL 2019-2020
Y
AUDIENCIA PÚBLICA PARA OBTENER APORTACIONES POR PARTE DE LOS
CIUDADANOS SOBRE LAS NECESIDADES COMUNITARIAS PARA EL PLAN DE
DESEMPEÑO 2021-2022

En conformidad con los reglamentos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), el Ayuntamiento de la Ciudad de Palmdale ha preparado el borrador del Reporte de la Evaluación del Rendimiento y Desempeño Anual Consolidado (CAPER, por sus siglas en inglés) del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) y del Programa de Asociación para Inversiones en Vivienda HOME del Año Fiscal 2019-2020. El CAPER proporciona una evaluación del desempeño y rendimiento del Ayuntamiento de las metas establecidas para la vivienda y desarrollo comunitario durante el Año Fiscal 2019-2020 tal y como se delineó en el Plan de Desempeño Anual 2019-2020 previamente adoptado y tal como se haya enmendado. Este reporte a su vez expone cambios que el Ayuntamiento anticipa llevar a cabo durante los subsecuentes años debido al resultado de la evaluación del rendimiento anual del Año Fiscal 2019-2020.

Conforme al Plan de Participación Ciudadana aprobado y con la regla de implementación del Plan Consolidado 24 CFR 91.105, por medio de este aviso se invita al público a la revisión pública y comentarios del Borrador del CAPER 2019-2020 del Ayuntamiento de la Ciudad de Palmdale. Dicho documento puede ser revisado en los siguientes lugares:

- Departamento de Servicios Administrativos, 823 East Avenue Q-9, Suite A, 7:30 A.M. a 6:00 P.M. (Lunes-Jueves) (661) 267-5368
- Biblioteca Pública de la Ciudad de Palmdale, 700 East Palmdale Blvd. (661) 267-5600 10:00 A.M. a 8:00 P.M. (Lunes-Jueves); 10:00 A.M. a 5:00 P.M. (Viernes-Sábado); 1:00 P.M. a 5:00 P.M. (Domingo) El horario de la Biblioteca esta sujeto a los requisitos de COVID-19.
- Ayuntamiento de la Ciudad de Palmdale, Edificio Administración, 38300 Sierra Highway (661) 267-5100 7:30 A.M. a 6:00 P.M. (Lunes-Jueves)
- www.cityofpalmdale.org

El borrador del CAPER estará disponible para revisión pública del 30 de noviembre de 2020 al 15 de diciembre de 2020. Los individuos que deseen expresar sus puntos de vista sobre los documentos mencionados anteriormente pueden enviar comentarios por escrito al Ayuntamiento de la ciudad antes de las 5:00 P.M. el 15 de diciembre de 2020 al Ayuntamiento la Ciudad de Palmdale, Departamento de Servicios Administrativos, 823 East Avenue Q-4, Suite A, Palmdale, CA 93550.

Por medio de la presente, se da aviso de que el Concejo Municipal del Ayuntamiento celebrará una audiencia pública para recibir comentarios sobre el CAPER, recibir aportaciones por parte de los ciudadanos sobre las necesidades de la comunidad para su consideración en el Plan de

Desempeño 2021-2022 y para recibir aportaciones sobre el uso de los fondos de CDBG y HOME en futuros Planes de Desempeño.

El Concejo Municipal del Ayuntamiento celebrará ambas audiencias públicas el 15 de diciembre de 2020 a las 7:00 P.M. en la Cámara del Concejo Municipal del Ayuntamiento, 38300 Sierra Highway, Palmdale, California. Para obtener mayor información, comuníquese con Sarah Mailles del Departamento de Servicios Administrativos, al (661) 267-5368.

MENSAJE IMPORTANTE DE SALUD PÚBLICA Y SEGURIDAD CON RESPECTO A LA PARTICIPACIÓN EN LAS JUNTAS DEL CONCEJO MUNICIPAL

Como resultado del virus COVID-19, y órdenes y dirección resultantes del Presidente de los Estados Unidos, el Gobernador del Estado de California, y el Departamento de Salud Pública del Condado de Los Ángeles, así como la declaración de emergencia del Ayuntamiento de la Ciudad de Palmdale, **la asistencia pública está limitada en las reuniones del Concejo Municipal.**

Los residentes que deseen presentar comentarios en esta Audiencia Pública, pueden hacerlo con anterioridad a la reunión presentando sus comentarios a través de la función eComment en el sitio web del Ayuntamiento seleccionando “eComment” mostrado al lado del punto de la agenda en la Agenda de la reunión una vez que esté disponible en sitio web del Ayuntamiento en <https://www.cityofpalmdale.org/310/City-Council-Meetings> . **Por favor tome nota: El período de eComment para esta Audiencia Pública terminará una hora antes del inicio de la junta del Concejo Municipal.**

O

Usted puede presentar sus comentarios en persona durante la porción de la Audiencia Pública de la agenda para esta Audiencia Pública. Por favor tome nota que, con la finalidad de cumplir con las órdenes de Salubridad del Condado de Los Ángeles, se les permitirá a los miembros del público entrar a la Cámara del Concejo Municipal uno a la vez para que proporcionen su comentario público.

El Ayuntamiento tiene como objetivo cumplir en todo con respecto a la Sección 504 de la Ley de Rehabilitación de 1973, tal y como se enmendó, la Ley de Americanos con Discapacidades (ADA) de 1990 y la Ley de Enmienda a ADA de 2008, la Ley de Vivienda Justa, y la Ley de Barreras Arquitectónicas, incluyendo el cumplimiento en todos los aspectos del Plan de Dominio de Inglés Limitado (LEP, por sus siglas en inglés) aprobado por el Ayuntamiento. Si usted necesita documentos públicos en un formato accesible, el Ayuntamiento hará lo posible dentro de lo razonable para dar cabida a su petición. Si usted requiere acomodo especial debido a alguna discapacidad para asistir o participar en una audiencia o junta, incluyendo recursos auxiliares o servicios de traducciones, por favor comuníquese a la Oficina del Secretario Municipal por lo menos 48 horas antes de la junta al (661) 267-5151.

Rebecca J. Smith
Secretario Municipal
Noviembre 30, 2020



CITY OF PALMDALE

2019/2020

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

JULY 1, 2019 THROUGH JUNE 30, 2020

APPENDIX B

Summary of Citizen Participation Comments

Summary of Public Comments

Palmdale City Council Meeting

Public Hearing

December 15, 2020

Comments

Name	Organization	Comment	Response
Council Member Loa	City of Palmdale	Requested clarification of HUD race, ethnicity categories and MBE/WBE	Comments accepted



CITY OF PALMDALE

2019/2020

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

JULY 1, 2019 THROUGH JUNE 30, 2020

APPENDIX C

IDIS Reports