



CITY OF LANCASTER

NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP 3)

Second Substantial Amendment

Annual Action Plan

FY 2010-2011

City of Lancaster

Amendment to NSP3
Second Substantial Amendment
May 27, 2014

Jurisdiction(s)

City of Lancaster

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Lancaster, Ca. 93534

Telephone: 661-723-6000

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Grant Number: B-11-MN-06-0510
Tax Identification Number: 953213004
DUNS Number: 151324167

This amendment/notice will inform interested persons of a proposed Neighborhood Stabilization Program 3 (NSP3) Second Substantial Amendment to the City of Lancaster's Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year (FY) 2010-2011.

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

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

1. Amendment to Area(s) of Greatest Need

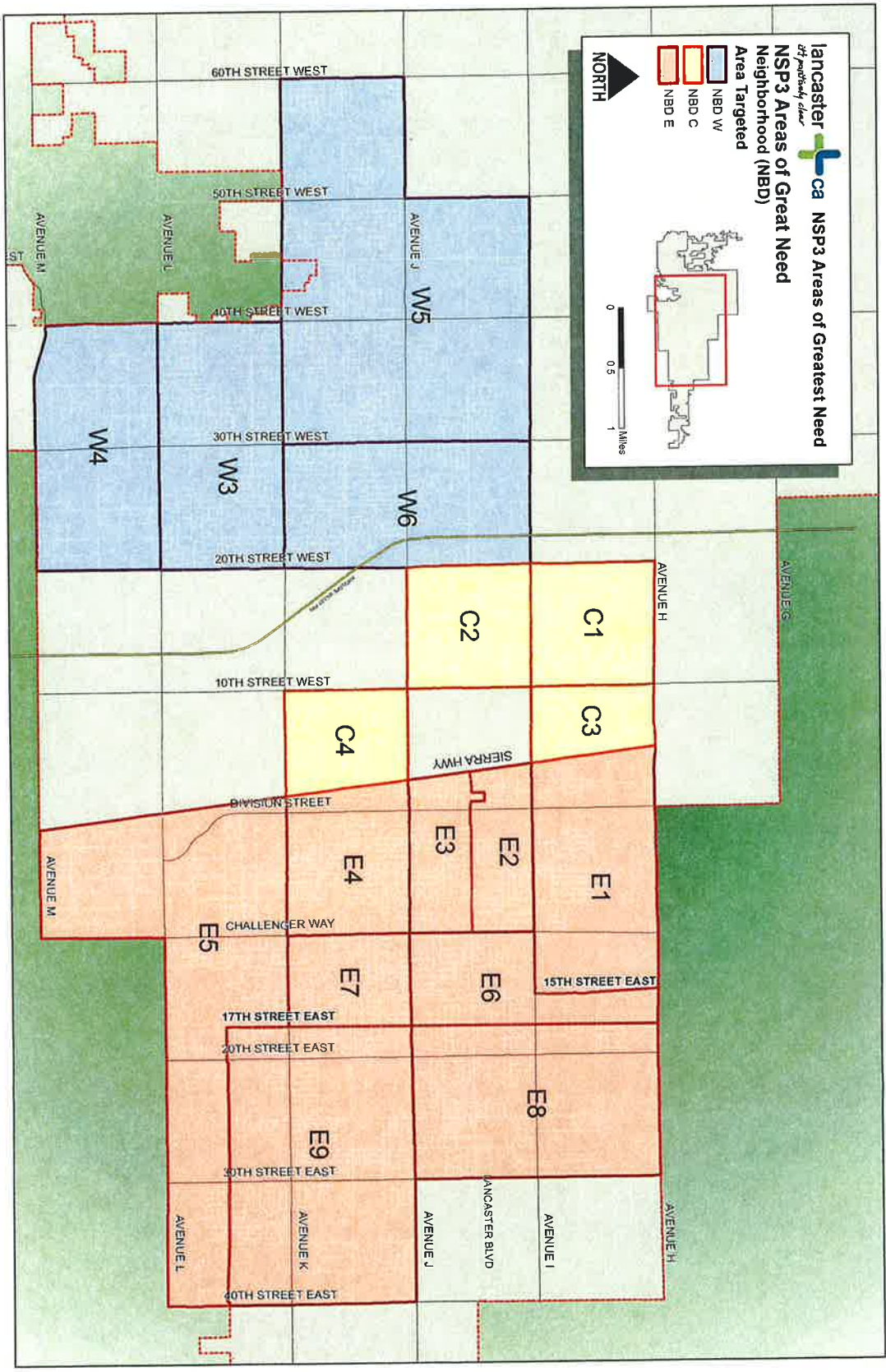
Given the recent direction provided by HUD that Target Areas may be defined irrespective of Impact Scores, the City of Lancaster is amending the current NSP 3 Action Plan to redefine the existing Target Areas.

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

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

- **Target Area Central 4:** Bounded by 10th Street West, Lancaster Boulevard, Sierra Highway and West Avenue K
-
- **Target Area East 1:** Bounded by Sierra Highway, East Avenue H, 15th Street East, and East Avenue I
-
- **Target Area East 2:** Bounded by Sierra Highway, East Avenue I, 10th Street East, Lancaster Boulevard
-
- **Target Area East 3:** Bounded by Sierra Highway, Lancaster Boulevard, 10th Street East, East Avenue J
-
- **Target Area East 4:** Bounded by Sierra Highway, East Avenue J, 10th Street East, and East Avenue K
-
- **Target Area East 5:** Bounded by Sierra Highway, East Avenue K, 17th Street East, East Avenue K-4, 40th Street East, East Avenue L, 10th Street East, Avenue M and Sierra Highway
-
- **Target Area East 6:** Bounded by 10th Street East, East Avenue I, 15th Street East, East Avenue H, 17th Street East, Lancaster Boulevard
-
- **Target Area East 7:** Bounded by 10th Street East, Lancaster Boulevard, 17th Street East, East Avenue K
-
- **Target Area East 8:** Bounded by 17th Street East, East Avenue H, 30th Street East, East Avenue J
-
- **Target Area East 9:** Bounded by 17th Street East, East Avenue J, 40th Street East and East Avenue K-4

Supporting map is attached and is part of this amendment



Lancaster
of northbay calif.
CA NSP3 Areas of Greatest Need

**NSP3 Areas of Great Need
 Neighborhood (NBD)
 Area Targeted**

- NBD W
- NBD C
- NBD E



Neighborhood ID: 9002166

NSP3 Planning Data

44933 Fern Avenue, Lancaster, CA 93534

Grantee Address:

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: West 3

Date: 2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 3786

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 25524

Residential Addresses Vacant 90 or more days (USPS, March 2010): 516

Residential Addresses NoStat (USPS, March 2010): 204

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 3786

REO Transaction since third quarter 2011 (as of October 2012): 74

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 27

Vacant Properties previous REO or Foreclosure Action: 104

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 375

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 99

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 5928

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 173500

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 4500

Number of Distressed Sales transactions 2004-2006 (REO SLD): 36

Median Sale Price 2004-2006 (non-distressed): 310000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 1902

Number of Distressed Sales transactions 2006-2008 (REO SLD): 1458

Median Sale Price 2006-2008 (non-distressed): 233000

Median Sale Price 2006-2008 (distressed): 178499

Number of Sales transactions 2008-2010: 2232

Number of Distressed Sales transactions 2008-2010 (REO SLD): 1494

Median Sale Price 2008-2010 (non-distressed): 123000

Median Sale Price 2008-2010 (distressed): 130547

Number of Sales transactions 2010-2012: 360

Number of Distressed Sales transactions 2010-2012 (REO SLD): 486

Median Sale Price 2010-2012 (non-distressed): 106500

Median Sale Price 2010-2012 (distressed): 132100

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-118.2015609741211 34.674843304992216 -118.16585540771484 34.674984478143514
 -118.16568374633789 34.6607247747465 -118.20138931274414 34.66044237960027

Blocks Comprising Target Neighborhood

060379010061000, 060379010061007, 060379010061015, 060379010061014, 060379010061013,
 060379010061012, 060379010061011, 060379010061010, 060379010061009, 060379010061008,
 060379010061006, 060379010061001, 060379010061003, 060379010061004, 060379010061005,
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 060379010066018, 060379010066017, 060379010066016, 060379010066015, 060379010066014,
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 060379010066003, 060379010066001,

Neighborhood ID: 4585662

NSP3 Planning Data

44933 Fern Avenue, Lancaster, CA 93534

Grantee Address:

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: West 4

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 646

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 1512

Residential Addresses Vacant 90 or more days (USPS, March 2010): 20

Residential Addresses NoStat (USPS, March 2010): 18

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 646

REO Transaction since third quarter 2011 (as of October 2012): 12

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 2

Vacant Properties previous REO or Foreclosure Action: 9

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 55

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 82

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 412

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 170000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 192

Number of Distressed Sales transactions 2004-2006 (REO SLD): 4

Median Sale Price 2004-2006 (non-distressed): 328500

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 180

Number of Distressed Sales transactions 2006-2008 (REO SLD): 44

Median Sale Price 2006-2008 (non-distressed): 350000

Median Sale Price 2006-2008 (distressed): 233525

Number of Sales transactions 2008-2010: 152

Number of Distressed Sales transactions 2008-2010 (REO SLD): 68

Median Sale Price 2008-2010 (non-distressed): 156000

Median Sale Price 2008-2010 (distressed): 161800

Number of Sales transactions 2010-2012: 26

Number of Distressed Sales transactions 2010-2012 (REO SLD): 22

Median Sale Price 2010-2012 (non-distressed): 119000

Median Sale Price 2010-2012 (distressed): 111500

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-118.20138931274414 34.66044237960027 -118.16568374633789 34.66044237960027
-118.16534042358398 34.645897728681376 -118.19400787353515 34.645897728681376
-118.20121765136719 34.64716872226464

Blocks Comprising Target Neighborhood

060379010071000, 060379010071005, 060379010071007, 060379010071009, 060379010071011,
060379010071010, 060379010071008, 060379010071006, 060379010071004, 060379010071001,
060379010071002, 060379010071003, 060379010072000, 060379010072002, 060379010072003,
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060379010072022, 060379010072021, 060379010072020, 060379010072019, 060379010072018,
060379010072017, 060379010072016, 060379010072015, 060379010072014, 060379010072012,
060379010072010, 060379010072008, 060379010072006, 060379010072004, 060379010072001,

Neighborhood ID: 7525329

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: West : 5

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1476

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 23094

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

Residential Addresses NoStat (USPS, March 2010): 306

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 1476

REO Transaction since third quarter 2011 (as of October 2012): 73

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 7

Vacant Properties previous REO or Foreclosure Action: 36

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 377

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 140

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 4218

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 286000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 10356

Number of Distressed Sales transactions 2004-2006 (REO SLD): 36

Median Sale Price 2004-2006 (non-distressed): 400000

Median Sale Price 2004-2006 (distressed): 165688

Number of Sales transactions 2006-2008: 3780

Number of Distressed Sales transactions 2006-2008 (REO SLD): 1992

Median Sale Price 2006-2008 (non-distressed): 322250

Median Sale Price 2006-2008 (distressed): 245032

Number of Sales transactions 2008-2010: 3354

Number of Distressed Sales transactions 2008-2010 (REO SLD): 1950

Median Sale Price 2008-2010 (non-distressed): 209000

Median Sale Price 2008-2010 (distressed): 201001

Number of Sales transactions 2010-2012: 354

Number of Distressed Sales transactions 2010-2012 (REO SLD): 534

Median Sale Price 2010-2012 (non-distressed): 170500

Median Sale Price 2010-2012 (distressed): 188415

Market Analysis:

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

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

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-118.23675155639648 34.689524023822436 -118.21924209594726 34.689524023822436
-118.21924209594726 34.70391989257738 -118.18422317504883 34.70406101614908
-118.18370819091797 34.674984478143514 -118.23657989501953 34.674984478143514

Blocks Comprising Target Neighborhood

060379010031004, 060379010043000, 060379010043001, 060379010043003, 060379010043006,
060379010043005, 060379010043004, 060379010043002, 060379010043007, 060379010043020,
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060379010043011, 060379010043017, 060379010043021, 060379010043022, 060379010043023,

Neighborhood ID: 6542877

NSP3 Planning Data

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

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

NEW NSP Score

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

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

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

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

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 2819

REO Transaction since third quarter 2011 (as of October 2012): 50

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 8

Vacant Properties previous REO or Foreclosure Action: 49

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 238

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 85

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 2418

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 207000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 1347

Number of Distressed Sales transactions 2004-2006 (REO SLD): 3

Median Sale Price 2004-2006 (non-distressed): 340000

Median Sale Price 2004-2006 (distressed): 329248

Number of Sales transactions 2006-2008: 711

Number of Distressed Sales transactions 2006-2008 (REO SLD): 549

Median Sale Price 2006-2008 (non-distressed): 240000

Median Sale Price 2006-2008 (distressed): 204425

Number of Sales transactions 2008-2010: 738

Number of Distressed Sales transactions 2008-2010 (REO SLD): 459

Median Sale Price 2008-2010 (non-distressed): 145000

Median Sale Price 2008-2010 (distressed): 153750

Number of Sales transactions 2010-2012: 81

Number of Distressed Sales transactions 2010-2012 (REO SLD): 180

Median Sale Price 2010-2012 (non-distressed): 140000

Median Sale Price 2010-2012 (distressed): 152394

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.18405151367187 34.70406101614908 -118.16585540771484 34.703778768764955
-118.16568374633789 34.675266823724236 -118.18370819091797 34.67512565105419

Blocks Comprising Target Neighborhood

060379010051000, 060379010051002, 060379010051003, 060379010051005, 060379010051007,
060379010051009, 060379010051011, 060379010051013, 060379010051021, 060379010051020,
060379010051019, 060379010051018, 060379010051017, 060379010051016, 060379010051015,
060379010051014, 060379010051012, 060379010051010, 060379010051008, 060379010051006,
060379010051004, 060379010051001, 060379010052000, 060379010052007, 060379010052062,
060379010052061, 060379010052060, 060379010052059, 060379010052058, 060379010052057,
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060379010052046, 060379010052045, 060379010052044, 060379010052043, 060379010052042,
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060379010052036, 060379010052035, 060379010052034, 060379010052016, 060379010052015,
060379010052014, 060379010052013, 060379010052012, 060379010052011, 060379010052010,
060379010052009, 060379010052008, 060379010052033, 060379010052032, 060379010052031,
060379010052030, 060379010052029, 060379010052028, 060379010052027, 060379010052026,
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060379010052020, 060379010052019, 060379010052018, 060379010052017, 060379010052006,
060379010052001, 060379010052003, 060379010052004, 060379010052005, 060379010052002,
060379010053000, 060379010053007, 060379010053028, 060379010053027, 060379010053026,
060379010053016, 060379010053015, 060379010053014, 060379010053013, 060379010053012,
060379010053011, 060379010053010, 060379010053009, 060379010053008, 060379010053025,
060379010053024, 060379010053023, 060379010053022, 060379010053021, 060379010053020,
060379010053019, 060379010053018, 060379010053017, 060379010053006, 060379010053001,
060379010053003, 060379010053004, 060379010053005, 060379010053002,

Neighborhood ID: 2992919

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: Central 1

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2331

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 10496

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

Residential Addresses NoStat (USPS, March 2010): 36

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 2331

REO Transaction since third quarter 2011 (as of October 2012): 76

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 29

Vacant Properties previous REO or Foreclosure Action: 122

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 375

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 147

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 4492

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 170000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 2592

Number of Distressed Sales transactions 2004-2006 (REO SLD): 24

Median Sale Price 2004-2006 (non-distressed): 295000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 1428

Number of Distressed Sales transactions 2006-2008 (REO SLD): 1328

Median Sale Price 2006-2008 (non-distressed): 187000

Median Sale Price 2006-2008 (distressed): 157003

Number of Sales transactions 2008-2010: 1624

Number of Distressed Sales transactions 2008-2010 (REO SLD): 1056

Median Sale Price 2008-2010 (non-distressed): 106000

Median Sale Price 2008-2010 (distressed): 136172

Number of Sales transactions 2010-2012: 156

Number of Distressed Sales transactions 2010-2012 (REO SLD): 304

Median Sale Price 2010-2012 (non-distressed): 108500

Median Sale Price 2010-2012 (distressed): 131484.5

Market Analysis:

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

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

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.16671371459961 34.718595454636215 -118.14868927001953 34.718595454636215
-118.14851760864258 34.70406101614908 -118.16619873046875 34.70391989257738

Blocks Comprising Target Neighborhood

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

Neighborhood ID: 4700469

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: Central 2

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1625

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 5211

Residential Addresses Vacant 90 or more days (USPS, March 2010): 102

Residential Addresses NoStat (USPS, March 2010): 261

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 1625

REO Transaction since third quarter 2011 (as of October 2012): 22

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 20

Vacant Properties previous REO or Foreclosure Action: 62

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 163

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 114

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 1299

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 155000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 927

Number of Distressed Sales transactions 2004-2006 (REO SLD): 9

Median Sale Price 2004-2006 (non-distressed): 273000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 450

Number of Distressed Sales transactions 2006-2008 (REO SLD): 366

Median Sale Price 2006-2008 (non-distressed): 200000

Median Sale Price 2006-2008 (distressed): 144500

Number of Sales transactions 2008-2010: 651

Number of Distressed Sales transactions 2008-2010 (REO SLD): 360

Median Sale Price 2008-2010 (non-distressed): 84000

Median Sale Price 2008-2010 (distressed): 119420.5

Number of Sales transactions 2010-2012: 51

Number of Distressed Sales transactions 2010-2012 (REO SLD): 99

Median Sale Price 2010-2012 (non-distressed): 126000

Median Sale Price 2010-2012 (distressed): 112500

Market Analysis:

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

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

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-118.1660270690918 34.70391989257738 -118.14851760864258 34.703778768764955
-118.14851760864258 34.6891005780088 -118.16568374633789 34.68938287545857

Blocks Comprising Target Neighborhood

060379008051000, 060379008051006, 060379008051008, 060379008051013, 060379008051012,
060379008051011, 060379008051010, 060379008051009, 060379008051007, 060379008051005,
060379008051001, 060379008051002, 060379008051004, 060379008051003, 060379008052000,
060379008052004, 060379008052006, 060379008052008, 060379008052010, 060379008052019,
060379008052018, 060379008052017, 060379008052016, 060379008052015, 060379008052014,
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060379008053007, 060379008053016, 060379008053015, 060379008053014, 060379008053013,
060379008053012, 060379008053011, 060379008053010, 060379008053009, 060379008053008,
060379008053006, 060379008053001, 060379008053003, 060379008053004, 060379008053005,
060379008053002,

Neighborhood ID: 6012512

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: Central 3

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1063

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 2158

Residential Addresses Vacant 90 or more days (USPS, March 2010): 116

Residential Addresses NoStat (USPS, March 2010): 60

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 1063

REO Transaction since third quarter 2011 (as of October 2012): 21

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 25

Vacant Properties previous REO or Foreclosure Action: 65

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 145

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 137

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 612

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 135500

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 514

Number of Distressed Sales transactions 2004-2006 (REO SLD): 2

Median Sale Price 2004-2006 (non-distressed): 260000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 208

Number of Distressed Sales transactions 2006-2008 (REO SLD): 238

Median Sale Price 2006-2008 (non-distressed): 132500

Median Sale Price 2006-2008 (distressed): 124950

Number of Sales transactions 2008-2010: 396

Number of Distressed Sales transactions 2008-2010 (REO SLD): 210

Median Sale Price 2008-2010 (non-distressed): 68000

Median Sale Price 2008-2010 (distressed): 85000

Number of Sales transactions 2010-2012: 18

Number of Distressed Sales transactions 2010-2012 (REO SLD): 58

Median Sale Price 2010-2012 (non-distressed): 84000

Median Sale Price 2010-2012 (distressed): 85200

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.14886093139648 34.718293500897566 -118.13993453979492 34.71857569875536
-118.13770294189453 34.70375900934476 -118.14851760864258 34.70404125679631

Blocks Comprising Target Neighborhood

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

Neighborhood ID: 7099060

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: Central 4

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1897

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 7464

Residential Addresses Vacant 90 or more days (USPS, March 2010): 384

Residential Addresses NoStat (USPS, March 2010): 104

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 1897

REO Transaction since third quarter 2011 (as of October 2012): 23

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 18

Vacant Properties previous REO or Foreclosure Action: 76

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 181

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 103

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 1860

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 133000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 1420

Number of Distressed Sales transactions 2004-2006 (REO SLD): 12

Median Sale Price 2004-2006 (non-distressed): 262000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 704

Number of Distressed Sales transactions 2006-2008 (REO SLD): 684

Median Sale Price 2006-2008 (non-distressed): 156950

Median Sale Price 2006-2008 (distressed): 127456

Number of Sales transactions 2008-2010: 1084

Number of Distressed Sales transactions 2008-2010 (REO SLD): 512

Median Sale Price 2008-2010 (non-distressed): 71000

Median Sale Price 2008-2010 (distressed): 83100

Number of Sales transactions 2010-2012: 56

Number of Distressed Sales transactions 2010-2012 (REO SLD): 124

Median Sale Price 2010-2012 (non-distressed): 76000

Median Sale Price 2010-2012 (distressed): 77600

Market Analysis:

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

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

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.14851760864258 34.68950426099838 -118.13547134399414 34.68922196396257

-118.13255310058594 34.674964711848865 -118.14817428588867 34.67538822996007

Blocks Comprising Target Neighborhood

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

Neighborhood ID: 4329956

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: East: 1

Date: 2014-05-12 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1357

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 6792

Residential Addresses Vacant 90 or more days (USPS, March 2010): 256

Residential Addresses NoStat (USPS, March 2010): 104

Foreclosure Data (NEW)

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

Neighborhood ID: 4329956

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: East * 1

Date:2014-05-12 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1357

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 6792

Residential Addresses Vacant 90 or more days (USPS, March 2010): 256

Residential Addresses NoStat (USPS, March 2010): 104

Foreclosure Data (NEW)

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

Neighborhood ID: 9437500

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: East 2

Date:2014-05-12 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1283

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 2708

Residential Addresses Vacant 90 or more days (USPS, March 2010): 140

Residential Addresses NoStat (USPS, March 2010): 38

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 1283

REO Transaction since third quarter 2011 (as of October 2012): 21

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 19

Vacant Properties previous REO or Foreclosure Action: 74

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 146

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 119

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 556

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 135000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 388

Number of Distressed Sales transactions 2004-2006 (REO SLD): 4

Median Sale Price 2004-2006 (non-distressed): 270000

Median Sale Price 2004-2006 (distressed): 101422

Number of Sales transactions 2006-2008: 200

Number of Distressed Sales transactions 2006-2008 (REO SLD): 240

Median Sale Price 2006-2008 (non-distressed): 167750

Median Sale Price 2006-2008 (distressed): 123009.5

Number of Sales transactions 2008-2010: 366

Number of Distressed Sales transactions 2008-2010 (REO SLD): 224

Median Sale Price 2008-2010 (non-distressed): 80500

Median Sale Price 2008-2010 (distressed): 102500

Number of Sales transactions 2010-2012: 26

Number of Distressed Sales transactions 2010-2012 (REO SLD): 54

Median Sale Price 2010-2012 (non-distressed): 94500

Median Sale Price 2010-2012 (distressed): 95200

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.13770294189453 34.70393259749863 -118.11281204223633 34.704214844357956

-118.11298370361328 34.69659384119055 -118.13615798950195 34.69673497725763

Blocks Comprising Target Neighborhood

060379006061000, 060379006061007, 060379006061016, 060379006061015, 060379006061014,
060379006061013, 060379006061012, 060379006061011, 060379006061010, 060379006061009,
060379006061008, 060379006061026, 060379006061025, 060379006061024, 060379006061023,
060379006061022, 060379006061021, 060379006061020, 060379006061019, 060379006061018,
060379006061017, 060379006061006, 060379006061001, 060379006061003, 060379006061004,
060379006061005, 060379006061002, 060379006062000, 060379006062007, 060379006062016,
060379006062015, 060379006062014, 060379006062013, 060379006062012, 060379006062011,
060379006062010, 060379006062009, 060379006062008, 060379006062023, 060379006062022,
060379006062021, 060379006062020, 060379006062019, 060379006062018, 060379006062017,
060379006062006, 060379006062001, 060379006062003, 060379006062004, 060379006062005,
060379006062002, 060379008061000,

Neighborhood ID: 1385894

NSP3 Planning Data

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

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

NEW NSP Score

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

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

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

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

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 1255

REO Transaction since third quarter 2011 (as of October 2012): 31

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 16

Vacant Properties previous REO or Foreclosure Action: 59

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 161

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 133

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 726

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 133000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 480

Number of Distressed Sales transactions 2004-2006 (REO SLD): 6

Median Sale Price 2004-2006 (non-distressed): 260000

Median Sale Price 2004-2006 (distressed): 1000

Number of Sales transactions 2006-2008: 214

Number of Distressed Sales transactions 2006-2008 (REO SLD): 280

Median Sale Price 2006-2008 (non-distressed): 147500

Median Sale Price 2006-2008 (distressed): 130000

Number of Sales transactions 2008-2010: 396

Number of Distressed Sales transactions 2008-2010 (REO SLD): 222

Median Sale Price 2008-2010 (non-distressed): 66000

Median Sale Price 2008-2010 (distressed): 80000

Number of Sales transactions 2010-2012: 32

Number of Distressed Sales transactions 2010-2012 (REO SLD): 64

Median Sale Price 2010-2012 (non-distressed): 65190

Median Sale Price 2010-2012 (distressed): 70500

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.135986328125 34.696420237640254 -118.11298370361328 34.69656137400338

-118.11332702636719 34.68922196396257 -118.13529968261719 34.68964540915528

Blocks Comprising Target Neighborhood

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

Neighborhood ID: 3459564

NSP3 Planning Data

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

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

NEW NSP Score

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

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

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

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

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 2059

REO Transaction since third quarter 2011 (as of October 2012): 54

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 27

Vacant Properties previous REO or Foreclosure Action: 121

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 293

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 145

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 2421

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 145200

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 1476

Number of Distressed Sales transactions 2004-2006 (REO SLD): 21

Median Sale Price 2004-2006 (non-distressed): 275000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 639

Number of Distressed Sales transactions 2006-2008 (REO SLD): 753

Median Sale Price 2006-2008 (non-distressed): 165000

Median Sale Price 2006-2008 (distressed): 141029

Number of Sales transactions 2008-2010: 1191

Number of Distressed Sales transactions 2008-2010 (REO SLD): 606

Median Sale Price 2008-2010 (non-distressed): 79000

Median Sale Price 2008-2010 (distressed): 98868.5

Number of Sales transactions 2010-2012: 117

Number of Distressed Sales transactions 2010-2012 (REO SLD): 201

Median Sale Price 2010-2012 (non-distressed): 83500

Median Sale Price 2010-2012 (distressed): 76275

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-118.13547134399414 34.68936311260082 -118.11281204223633 34.68950426099838
-118.11264038085937 34.67538822996007 -118.13323974609375 34.675105884793226

Blocks Comprising Target Neighborhood

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

Neighborhood ID: 2814666

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: East 5

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1452

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 6453

Residential Addresses Vacant 90 or more days (USPS, March 2010): 78

Residential Addresses NoStat (USPS, March 2010): 123

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 1452

REO Transaction since third quarter 2011 (as of October 2012): 36

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 3

Vacant Properties previous REO or Foreclosure Action: 20

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 156

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 95

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 1050

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 169000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 1479

Number of Distressed Sales transactions 2004-2006 (REO SLD): 3

Median Sale Price 2004-2006 (non-distressed): 343000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 798

Number of Distressed Sales transactions 2006-2008 (REO SLD): 423

Median Sale Price 2006-2008 (non-distressed): 255000

Median Sale Price 2006-2008 (distressed): 180073

Number of Sales transactions 2008-2010: 1038

Number of Distressed Sales transactions 2008-2010 (REO SLD): 456

Median Sale Price 2008-2010 (non-distressed): 157750

Median Sale Price 2008-2010 (distressed): 144000

Number of Sales transactions 2010-2012: 72

Number of Distressed Sales transactions 2010-2012 (REO SLD): 156

Median Sale Price 2010-2012 (non-distressed): 129400

Median Sale Price 2010-2012 (distressed): 150637.5

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.1330680847168 34.675097414768004 -118.09530258178711 34.675097414768004
-118.0949592590332 34.667473730659246 -118.05908203125 34.66775610184201 -118.05925369262695
34.660696533551594 -118.11281204223633 34.660696533551594 -118.11281204223633
34.646151927232836 -118.12826156616211 34.64586948243433

Blocks Comprising Target Neighborhood

060379005042000, 060379005042001, 060379005042014, 060379005042026, 060379005042027,
060379005042002, 060379005041000, 060379005041007, 060379005041050, 060379005041049,
060379005041048, 060379005041047, 060379005041046, 060379005041045, 060379005041044,
060379005041043, 060379005041042, 060379005041041, 060379005041040, 060379005041039,
060379005041038, 060379005041037, 060379005041036, 060379005041035, 060379005041034,
060379005041016, 060379005041015, 060379005041014, 060379005041013, 060379005041012,
060379005041011, 060379005041010, 060379005041009, 060379005041008, 060379005041033,
060379005041032, 060379005041031, 060379005041030, 060379005041029, 060379005041028,
060379005041027, 060379005041026, 060379005041025, 060379005041024, 060379005041023,
060379005041022, 060379005041021, 060379005041020, 060379005041019, 060379005041018,
060379005041017, 060379005041006, 060379005041001, 060379005041003, 060379005041004,
060379005041005, 060379005041002, 060379005042003, 060379005042010, 060379005042033,
060379005042032, 060379005042031, 060379005042030, 060379005042029, 060379005042028,
060379005042025, 060379005042024, 060379005042023, 060379005042022, 060379005042021,
060379005042020, 060379005042019, 060379005042018, 060379005042017, 060379005042016,
060379005042015, 060379005042013, 060379005042012, 060379005042011, 060379005042009,
060379005042004, 060379005042006, 060379005042007, 060379005042008, 060379005042005,
060379007041000, 060379007041014,

Total Housing Units ACS 2005-2009: 2885

REO Transaction since third quarter 2011 (as of October 2012): 62

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 27

Vacant Properties previous REO or Foreclosure Action: 123

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 344

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 120

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 2565

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 149000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 1881

Number of Distressed Sales transactions 2004-2006 (REO SLD): 12

Median Sale Price 2004-2006 (non-distressed): 290000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 969

Number of Distressed Sales transactions 2006-2008 (REO SLD): 930

Median Sale Price 2006-2008 (non-distressed): 193000

Median Sale Price 2006-2008 (distressed): 149101.5

Number of Sales transactions 2008-2010: 1251

Number of Distressed Sales transactions 2008-2010 (REO SLD): 798

Median Sale Price 2008-2010 (non-distressed): 99000

Median Sale Price 2008-2010 (distressed): 102000

Number of Sales transactions 2010-2012: 123

Number of Distressed Sales transactions 2010-2012 (REO SLD): 240

Median Sale Price 2010-2012 (non-distressed): 83000

Median Sale Price 2010-2012 (distressed): 107634.5

Market Analysis:

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

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

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.11298370361328 34.70406101614908 -118.11315536499023 34.68938287545857

-118.09513092041015 34.689524023822436 -118.09564590454101 34.7184543558614

-118.10457229614258 34.718595454636215 -118.10422897338867 34.70391989257738

Blocks Comprising Target Neighborhood

060379006041000, 060379006041005, 060379006041007, 060379006041009, 060379006041025,
060379006041024, 060379006041023, 060379006041022, 060379006041021, 060379006041020,
060379006041019, 060379006041018, 060379006041017, 060379006041016, 060379006041015,
060379006041014, 060379006041013, 060379006041012, 060379006041011, 060379006041010,
060379006041008, 060379006041006, 060379006041004, 060379006041001, 060379006041002,
060379006041003, 060379006042000, 060379006042007, 060379006042016, 060379006042015,
060379006042014, 060379006042013, 060379006042012, 060379006042011, 060379006042010,
060379006042009, 060379006042008, 060379006042029, 060379006042028, 060379006042027,
060379006042026, 060379006042025, 060379006042024, 060379006042023, 060379006042022,
060379006042021, 060379006042020, 060379006042019, 060379006042018, 060379006042017,
060379006042006, 060379006042001, 060379006042003, 060379006042004, 060379006042005,
060379006042002, 060379006043000, 060379006043007, 060379006043016, 060379006043015,
060379006043014, 060379006043013, 060379006043012, 060379006043011, 060379006043010,
060379006043009, 060379006043008, 060379006043024, 060379006043023, 060379006043022,
060379006043021, 060379006043020, 060379006043019, 060379006043018, 060379006043017,
060379006043006, 060379006043001, 060379006043003, 060379006043004, 060379006043005,
060379006043002,

Neighborhood ID: 9199920

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancafterca.org

Neighborhood Name: East 7

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2677

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 10092

Residential Addresses Vacant 90 or more days (USPS, March 2010): 268

Residential Addresses NoStat (USPS, March 2010): 40

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 2677

REO Transaction since third quarter 2011 (as of October 2012): 52

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 20

Vacant Properties previous REO or Foreclosure Action: 103

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 296

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 114

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 3028

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 163000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 2072

Number of Distressed Sales transactions 2004-2006 (REO SLD): 12

Median Sale Price 2004-2006 (non-distressed): 304250

Median Sale Price 2004-2006 (distressed): 310629

Number of Sales transactions 2006-2008: 1096

Number of Distressed Sales transactions 2006-2008 (REO SLD): 964

Median Sale Price 2006-2008 (non-distressed): 190000

Median Sale Price 2006-2008 (distressed): 161100

Number of Sales transactions 2008-2010: 1496

Number of Distressed Sales transactions 2008-2010 (REO SLD): 780

Median Sale Price 2008-2010 (non-distressed): 105000

Median Sale Price 2008-2010 (distressed): 120000

Number of Sales transactions 2010-2012: 164

Number of Distressed Sales transactions 2010-2012 (REO SLD): 276

Median Sale Price 2010-2012 (non-distressed): 102300

Median Sale Price 2010-2012 (distressed): 111591

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

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

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

Latitude and Longitude of corner points

-118.11315536499023 34.68938287545857 -118.11281204223633 34.67512565105419

-118.09478759765625 34.675266823724236 -118.09530258178711 34.68966517194565

Blocks Comprising Target Neighborhood

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

Neighborhood ID: 5641998

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflancaſterca.org

Neighborhood Name: East : 8

Date:2014-05-07 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2119

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 4774

Residential Addresses Vacant 90 or more days (USPS, March 2010): 160

Residential Addresses NoStat (USPS, March 2010): 122

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 2119

REO Transaction since third quarter 2011 (as of October 2012): 43

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 19

Vacant Properties previous REO or Foreclosure Action: 70

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 206

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 99

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 620

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 175500

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 632

Number of Distressed Sales transactions 2004-2006 (REO SLD): 2

Median Sale Price 2004-2006 (non-distressed): 325500

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 278

Number of Distressed Sales transactions 2006-2008 (REO SLD): 214

Median Sale Price 2006-2008 (non-distressed): 254000

Median Sale Price 2006-2008 (distressed): 160853

Number of Sales transactions 2008-2010: 426

Number of Distressed Sales transactions 2008-2010 (REO SLD): 274

Median Sale Price 2008-2010 (non-distressed): 120000

Median Sale Price 2008-2010 (distressed): 118400

Number of Sales transactions 2010-2012: 80

Number of Distressed Sales transactions 2010-2012 (REO SLD): 94

Median Sale Price 2010-2012 (non-distressed): 145250

Median Sale Price 2010-2012 (distressed): 111044

Market Analysis:

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

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-118.09530258178711 34.7184543558614 -118.07762145996094 34.71873655317023
-118.07727813720703 34.689947467469985 -118.09530258178711 34.68980631982816

Blocks Comprising Target Neighborhood

060379006051000, 060379006051007, 060379006051032, 060379006051031, 060379006051030,
060379006051029, 060379006051028, 060379006051027, 060379006051026, 060379006051025,
060379006051024, 060379006051049, 060379006051048, 060379006051047, 060379006051046,
060379006051045, 060379006051044, 060379006051043, 060379006051042, 060379006051041,
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060379006051038, 060379006051037, 060379006051036, 060379006051035, 060379006051034,
060379006051033, 060379006051023, 060379006051022, 060379006051021, 060379006051020,
060379006051019, 060379006051018, 060379006051017, 060379006051016, 060379006051015,
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060379006051004, 060379006051005, 060379006051002, 060379006052000, 060379006052007,
060379006052020, 060379006052019, 060379006052018, 060379006052017, 060379006052016,
060379006052015, 060379006052014, 060379006052013, 060379006052012, 060379006052011,
060379006052010, 060379006052009, 060379006052008, 060379006052006, 060379006052001,
060379006052003, 060379006052004, 060379006052005, 060379006052002,

Neighborhood ID: 2202453

NSP3 Planning Data

Grantee Address: 44933 Fern Avenue, Lancaster, CA 93534

Grantee Email: ebrubaker@cityoflanasterca.org

Neighborhood Name: East - 9

Date: 2014-05-06 00:00:00

NEW NSP Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2824

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

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

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

USPS Residential Addresses in Neighborhood: 13472

Residential Addresses Vacant 90 or more days (USPS, March 2010): 160

Residential Addresses NoStat (USPS, March 2010): 120

Foreclosure Data (NEW)

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

Total Housing Units ACS 2005-2009: 2824

REO Transaction since third quarter 2011 (as of October 2012): 61

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 12

Vacant Properties previous REO or Foreclosure Action: 44

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 269

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 89

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

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

Supporting Data

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

Number of Sales transactions 2002-2004: 2948

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 172000

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 2640

Number of Distressed Sales transactions 2004-2006 (REO SLD): 12

Median Sale Price 2004-2006 (non-distressed): 325000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 1272

Number of Distressed Sales transactions 2006-2008 (REO SLD): 1112

Median Sale Price 2006-2008 (non-distressed): 220000

Median Sale Price 2006-2008 (distressed): 170000

Number of Sales transactions 2008-2010: 1632

Number of Distressed Sales transactions 2008-2010 (REO SLD): 1108

Median Sale Price 2008-2010 (non-distressed): 120000

Median Sale Price 2008-2010 (distressed): 134258

Number of Sales transactions 2010-2012: 124

Number of Distressed Sales transactions 2010-2012 (REO SLD): 284

Median Sale Price 2010-2012 (non-distressed): 115500

Median Sale Price 2010-2012 (distressed): 123010

Market Analysis:

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

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

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-118.09513092041015 34.689524023822436 -118.0594253540039 34.689524023822436
-118.0594253540039 34.66778434063081 -118.09513092041015 34.66806671075486

Blocks Comprising Target Neighborhood

060379005033000, 060379005033056, 060379005033053, 060379005033001, 060379005033029,
060379005033033, 060379005033041, 060379005033026, 060379005031000, 060379005031007,
060379005031008, 060379005031006, 060379005031001, 060379005031003, 060379005031004,
060379005031005, 060379005031002, 060379005032000, 060379005032010, 060379005032009,
060379005032008, 060379005032007, 060379005032002, 060379005032003, 060379005032004,
060379005032006, 060379005032005, 060379005032001, 060379005033002, 060379005033005,
060379005033007, 060379005033009, 060379005033011, 060379005033013, 060379005033022,
060379005033021, 060379005033020, 060379005033019, 060379005033018, 060379005033017,
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060379005033031, 060379005033030, 060379005033028, 060379005033027, 060379005033025,
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060379005033044, 060379005033058, 060379005033057, 060379005033055, 060379005033054,
060379005033043, 060379005033042, 060379005033040, 060379005033039, 060379005033038,
060379005033037, 060379005033036, 060379005033035, 060379005033012, 060379005033010,
060379005033008, 060379005033006, 060379005033004, 060379005033003,


Certifications for State and Entitlement Communities

- (1) Affirmatively furthering fair housing. The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) Anti-displacement and relocation plan. The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) Anti-lobbying. The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) Authority of jurisdiction. The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) Consistency with plan. The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) Acquisition and relocation. The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
- (7) Section 3. The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (8) Citizen participation. The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (9) Following a plan. The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]
- (10) Use of funds. The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.
- (11) Assessment. The jurisdiction certifies a.) that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and b.) the jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by

assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

- (12) Excessive force. The jurisdiction certifies that it has adopted and is enforcing:
- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
 - b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
- (13) Compliance with anti-discrimination laws. The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.
- (14) Compliance with lead-based paint procedures. The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.
- (15) Compliance with laws. The jurisdiction certifies that it will comply with applicable laws.
- (16) Vicinity hiring. The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.
- (17) Development of affordable rental housing. The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

EB



Mark V. Bozigian
City Manager

May 27, 2014
Date

Public Comment

Citizen Participation Plan

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

Summary of Public Comments Received

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

AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles

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LEGAL NOTICE SA NSP3

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Antelope Valley Press**, a newspaper of general circulation, printed and published daily in the City of Palmdale, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the City of Lancaster, State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

May 12, 2014

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

Signature

Dated: May 12, 2014

Executed at Palmdale, California

The space above for filing stamp only

**LEGAL NOTICE
CITY OF LANCASTER
NOTICE OF PUBLIC
COMMENT/REVIEW PERIOD
NEIGHBORHOOD
STABILIZATION PROGRAM 3
SECOND SUBSTANTIAL
AMENDMENT TO THE CITY OF
LANCASTER'S
COMMUNITY DEVELOPMENT
BLOCK GRANT
2010 - 11 PROGRAM YEAR
CONSOLIDATED ANNUAL
ACTION PLAN**
The City of Lancaster is soliciting public review and comment on a proposed Neighborhood Stabilization Program 3 (NSP 3) Second Substantial Amendment to the Community Development Block Grant (CDBG) Consolidated Annual Action Plan for the 2010-11 Program Year, in compliance with the U. S. Department of Housing and Urban Development Neighborhood Stabilization Program funding requirements. The proposed amendment will expand the acquisition rehabilitation and resale target areas in the original NSP 3, which is covered by targeted neighborhoods West 3 through 6, Central 1 through 4, and East 1 through 9. This action will allow the City to expand the area in which they can purchase foreclosed homes, to then rehabilitate and resell to qualified families. The public review period is 15 days, which begins May 12, 2014. The City of Lancaster must receive all comments on these documents by May 27, 2014. The Neighborhood Stabilization Program 3 Second Substantial Amendment to the 2010-11 Program Year Annual Action Plan is available as of May 12, 2014, for public review on the City of Lancaster's web site (www.cityoflanasterca.org); at the Los Angeles County Public Library; the Lancaster Senior Center; United States Post Office; and at Lancaster City Hall, Department of Housing and Neighborhood Revitalization, 44933 Fern Avenue. Copies are also available to entities or individuals unable to access one of the above sources. Written comments may be submitted via facsimile (661-723-6274), or mailed to Lancaster City Hall, 44933 Fern Avenue, Lancaster, CA 93534, attention Ms. Brigitte Ligons. In compliance with the

Americans with Disabilities Act, if you need special assistance to participate please contact the City Clerk Department at (661)723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during a meeting, auxiliary aids, large print copies of an agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
GERI K. BRYAN, CMC
City Clerk
City of Lancaster
Published: Monday, May 12, 2014 - Antelope Valley Press (Public Notices)



AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

The space above for filing stamp only

STATE OF CALIFORNIA

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County of Los Angeles

PUBLIC NOTICE
CDBG SPANISH

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Antelope Valley Press, a newspaper of general circulation, printed and published daily in the City of Palmdale, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the City of Lancaster, State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

May 13, 2014

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


Signature

Dated: May 13, 2014

Executed at Palmdale, California

Valley Press

37404 SIERRA HWY., PALMDALE CA 93550
Telephone (661)267-4112/Fax (661)947-4870

AVISO LEGAL
CIUDAD DE LANCASTER
AVISO DE PERIODO PUBLICO
COMENTARIO/REVISION
PROGRAMA DE
ESTABILIZACION DEL
VECINDARIO
MODIFICACION SUBSTANCIAL
SEGUNDO A LA CIUDAD DE
LANCASTER DE COMMUNITY
DEVELOPMENT/BLOCK GRANT
2010 - 11 PROGRAMA AÑO DEL
PLAN DE ACCION ANUALES
CONSOLIDADAS

La ciudad de Lancaster solicita la revisión y comentarios del público sobre una propuesta de Programa de Estabilización de Vecindarios 3 (NSP 3) Segundo Reforma sustancial al Community Development Block Grant (CDBG) Consolidado Plan de Acción Anual para el Año del Programa 2010-11, en conformidad de la Departamento de Programa de Estabilización de Vecindarios de Vivienda y Desarrollo Urbano de EE.UU. las necesidades de financiación.

La enmienda propuesta ampliará la adquisición de rehabilitación y venta áreas objetivo en el original NSP 3, que está cubierto por vecindarios seleccionados West 3 a 8, Centro 1 a 4, y el Este 1 a 9. Esta acción permitirá a la Ciudad para expandir el área de en el que pueden comprar casas embargadas, a continuación, rehabilitar y revender a las familias calificadas.

El periodo de revisión pública es de 15 días, que comienza el 12 de Mayo de 2014. La ciudad de Lancaster debe recibir todos los comentarios sobre estos documentos antes del 27 de Mayo de 2014.

El Programa de Estabilización de Vecindarios 3 Segundo Reforma sustancial al Plan de Acción Anual 2010-11 Programa está disponible del 12 de Mayo de 2014, para la revisión pública en la Ciudad de la página web de Lancaster www.cityoflanasterca.org; en la Biblioteca Pública del Condado de Los Angeles; el Senior Center de Lancaster; Estados Unidos Oficina de Correos; y en la ciudad de Lancaster Hall, Departamento de Vivienda y Revitalización del Vecindario, 44933 Fern Avenue. También hay copias disponibles a las agencias o personas que no pueden acceder a una de las fuentes anteriores. Los comentarios escritos pueden ser entregado por fax (661-723-8274), o por correo a Lancaster City Hall, 44933 Fern Avenue, Lancaster, CA 93234, atención Ms. Brigitte Lipona.

En cumplimiento de la Ley de Estadounidenses con Discapacidades, si usted necesita asistencia especial para participar, por favor póngase en contacto con la Secretaría Municipal al (661) 723-6020. Los usuarios de TDD pueden llamar al TDD California Relay Service al 1-800-735-2922. Los servicios tales como intérpretes de lenguaje de señas americano, un lector durante una reunión, ayudas auxiliares, grandes copias impresa de una agenda y/o asistencia de traducción para quienes no hablan inglés están disponibles a petición razonable y oportuna. De notificación 48 horas antes de una reunión permitirá a la Ciudad para hacer arreglos razonables para asegurar el acceso a esta reunión.

GERI K. BRYAN, CMC
Secretario de la Ciudad
Ciudad de Lancaster
Publicado: Lunes, 13 de Mayo 2014 - Antelope Valley Press (Información Pública)

**FUNDING APPROVAL AND GRANT AGREEMENT FOR
NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3) FUNDS
AS AUTHORIZED AND APPROPRIATED UNDER THE WALL STREET REFORM
AND CONSUMER PROTECTION ACT OF 2010, AMERICAN RECOVERY AND
REINVESTMENT ACT OF 2009 AND THE HOUSING AND ECONOMIC RECOVERY
ACT OF 2008
(PUBLIC LAWS 111-203, 111-005 and 110-289)**

NSP3 GRANTEE: City of Lancaster

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

NSP3 GRANT AMOUNT: \$2,364,566

NSP3 APPROVAL DATE: 3/9/2011

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

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

GRANTEE DUNS NUMBER: 151324167

1. This Grant Agreement between the U.S. Department of Housing and Urban Development (HUD) and City of Lancaster(Grantee) is made pursuant to the authority of section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203 (July 21, 2010)) (Dodd-Frank Act), title XII of Division A of the American Recovery and Reinvestment Act of 2009 (Public Law 111-5 (February 17, 2009)) (Recovery Act) and sections 2301 – 2304 of the Housing and Economic Recovery Act of 2008 (Public Law 110-289 (July 30, 2008)) (HERA). The program established pursuant to section 2301-2304 of HERA is known as the “Neighborhood Stabilization Program” or “NSP.” The term “NSP2” refers to the second appropriation of NSP funds provided under the Recovery Act. The additional allocation under the Frank Dodd Act represents the third round of Neighborhood Stabilization Program funding and is referred to as “NSP3.” Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants (Docket No. FR-5447-N-01, October 19, 2010) (NSP3 Notice); the Dodd-Frank Act; the Recovery Act; HERA; the Grantee’s application for NSP3; the HUD regulations at 24 CFR Part 570 (as modified by the NSP3 Notice as now in effect and as may be amended from time to time) (Regulations); and this Funding Approval, including any special conditions, constitute part of the Grant Agreement. In the event of a conflict between a provision of the Grantee’s Application and any provision of this Grant Agreement, the latter shall control.
2. The Grantee shall comply with reporting requirements established by HUD and OMB (including all revisions to such reporting requirements) and the Federal Funding Accountability and Transparency Act (Pub. L. 109–282) (including implementing guidance).

3. Subject to the provisions of this Grant Agreement, HUD will make NSP3 Grant Funds in the amount of **\$2,364,566** available to the Grantee upon execution of this Grant Agreement by the parties. Of that amount, **\$591,142** must be used to house individuals or families whose incomes do not exceed 50 percent of area median income, pursuant to Dodd-Frank Act. The Grantee shall have 24 months from the date of HUD's execution of this Grant Agreement to expend half of the NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. The Grantee shall have 36 months from the date of HUD's execution of this Grant Agreement to expend the total NSP3 Grant amount pursuant to the requirements of this Agreement, the Dodd-Frank Act, the Recovery Act, HERA and the NSP3 Notice, as amended. The NSP3 Grant Funds may be used to pay eligible costs arising from eligible uses incurred after the NSP3 Approval Date provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-award planning and general administrative costs may not be paid with funding assistance except as permitted in the NSP3 Notice, as amended. Other pre-award costs may not be paid with funding assistance except as permitted by 24 CFR 570.200(h); for purposes of NSP3, such costs are limited to those incurred on or after the date that the NSP3 Notice was published by HUD.
4. The Grantee agrees to assume all of the responsibilities for environmental review, decisionmaking, and actions, as specified and required in regulations issued by the Secretary pursuant to section 104(g) of Title I of the Housing and Community Development Act, as amended (42 U.S.C. 5304) and published in 24 CFR Part 58.
5. The Grantee agrees that it will demolish or convert units using NSP3 funds only to the extent and scope described in the NSP3 substantial amendment. The Grantee agrees that under no circumstances will NSP3 funds be used to demolish any public housing (as defined in section 3 of the United States Housing Act of 1937 (42 U.S.C. 1437a)).
6. The Grantee agrees to comply with the Recovery Act provisions concerning tenant protections applicable to NSP3 acquisitions of foreclosed property. The Grantee must document its efforts to ensure that the initial successor in interest (ISII) in a foreclosed upon dwelling or residential real property (typically, the initial successor in interest in property acquired through foreclosure is the lender or trustee for holders of obligations secured by mortgage liens) has provided bona fide tenants with the notice and other protections outlined in the Recovery Act. The Grantee will not use NSP3 funds to finance the acquisition of property from any initial successor in interest that failed to comply with applicable requirements unless the Grantee assumes the obligations of such initial successor in interest with respect to bona fide tenants. If the Grantee elects to assume such obligations, it may only do so if the tenant is still occupying the property and will provide any tenant displaced as a result of the NSP3 funded acquisition with the assistance outlined in 24 CFR 570.606. If the Grantee knows that the ISII did not comply with the NSP tenant protection requirements and vacated the property contrary to the NSP requirements, NSP3 funds cannot be used to acquire such properties.
7. The Grantee further acknowledges its responsibility for adherence to all applicable terms and conditions of this grant award by sub-recipient entities and contractors, including

obtaining a DUNS number (or updating the existing DUNS record), and registering with the Central Contractor Registration.

8. This Grant Agreement may be amended only with the prior written approval of HUD. In considering proposed amendments to this Grant Agreement, HUD shall also review, among other things, whether the amendment is otherwise consistent with the Dodd-Frank Act, the Recovery Act, HERA, the NSP3 Notice, as amended, and the Regulations.
9. The Grantee may not amend its Grantee Submission other than as described above; however, such amendments will be subject to the requirements of the NSP3 Notice and any revisions HUD may make to the NSP3 Notice (or any successor Notice or regulation).
10. The Grantee must respond in writing to any citizen complaint within 15 working days, if feasible, and send a copy of the response to HUD. The Grantee shall at all times maintain an up-to-date copy of its Grantee Application, including all amendments approved by HUD, on its Internet website. Further, the Grantee shall maintain information on all drawdowns, deposits, and expenditures of grant funds and program income under this Funding Approval and Grant Agreement and any other records required by 24 CFR 570.506 and the NSP3 Notice, as amended, in its files and shall make such information available for audit or inspection by duly authorized representatives of HUD, HUD's Office of the Inspector General, or the Comptroller General of the United States.
11. The Grantee is advised that providing false, fictitious or misleading information with respect to NSP3 Grant Funds may result in criminal, civil or administrative prosecution under 18 USC § 1001, 18 USC § 1343, 31 USC § 3729, 31 USC § 3801 or another applicable statute.
12. Close-out of this grant shall be subject to the provisions of 24 CFR 570.509 or such close-out instructions as may hereafter be issued by HUD specifically for NSP3 grants.

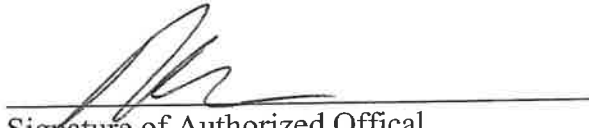
This NSP3 Grant Agreement is binding with respect to HUD in accordance with its terms upon the execution by HUD in the space provided below, subject to execution on behalf of the Grantee.

**The United States Department of
Housing and Urban Development**

**The Grantee
City of Lancaster**



Signature of Authorized Official



Signature of Authorized Official

William Vasquez

Name of Authorized Official

Mark V. Bozigian

Name of Authorized Official

Director, Office of Community
Planning and Development

Title of Authorized Official

City Manager

Title of Authorized Official

3/9/11

Date of Signature

3-18-11

Date of Signature

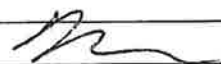
953213004

Grantee Tax Identification Number

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 02/25/2011		Applicant Identifier B-11-MN-06-0510	
<input type="checkbox"/> Construction		<input type="checkbox"/> Construction		3. DATE RECEIVED BY STATE State Application Identifier	
<input checked="" type="checkbox"/> Non-Construction		<input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY Federal Identifier	
5. APPLICANT INFORMATION					
Legal Name: City of Lancaster			Organizational Unit: Department: Redevelopment Agency		
Organizational DUNS: 15-132-4167			Division: Housing & Neighborhood Revitalization		
Address: Street: 44933 North Fern Avenue			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mr. First Name: Christopher		
City: Lancaster			Middle Name: David		
County: Los Angeles			Last Name: Shaver		
State: California		Zip Code: 93534		Suffix:	
Country: United States			Email: cshaver@colra.org		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 95-3213004			Phone Number (give area code): (661) 723-6197		Fax Number (give area code): (661) 723-6210
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)			7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)		
Other (specify)			9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Labor Management Cooperation Program Neighborhood Stabilization NSP3			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Neighborhood Stabilization Program 3		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Lancaster, California			14. CONGRESSIONAL DISTRICTS OF: a. Applicant 22 & 25 b. Project 22 & 25		
13. PROPOSED PROJECT Start Date: 05/1/2011 Ending Date: 05/01/2014			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
15. ESTIMATED FUNDING:			17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
a. Federal	\$	2,364,566			
b. Applicant	\$.			
c. State	\$.			
d. Local	\$.			
e. Other	\$.			
f. Program Income	\$.			
g. TOTAL	\$	2,364,566			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative					
Prefix: Mr.		First Name: Mark		Middle Name: V.	
Last Name: Bozigian			Suffix:		
b. Title: City Manager			c. Telephone Number (give area code): (661) 723-6000		
d. Signature of Authorized Representative: 			e. Date Signed: 2/25/2011		

EB

**Authority to Use
Grant Funds**

**U.S. Department of Housing and Urban Development
Office of Community Planning and Development**

FY-09-CPD-260

To: (name & address of Grant Recipient & name & title of Chief Executive officer) Mark V. Vosbigian, City Manager City of Lancaster 44933 North Fern Avenue Lancaster, CA 93534	Copy To: (name & address of Sub Recipient or Secondary Contact) Christopher Shaver City of Lancaster 44933 North Fern Avenue Lancaster CA 93534
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We received your Request for Release of Funds and Certification, form HUD-7015.15 on	2/4/2010
Your Request was for HUD/State Identification Number	B-08-MN-06-0510


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

Project/Activity:
NSP Housing acquisition, rehabilitation and disposition

Location:
City of Lancaster, Los Angeles County, CA

Funding Source:
P

Comments:

Typed Name of Authorizing Officer: William G. Vasquez, Director Office of CPD Los Angeles Field Office	Signature of Authorizing Officer 	Effective Release Date: 2/20/2010
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EO:

Action Number: FY-09-CPD-260

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