



**CITY OF LANCASTER
FY 2008-2009
NEIGHBORHOOD STABILIZATION PROGRAM
ACTION PLAN SUBSTANTIAL AMENDMENT**

CITY OF LANCASTER
FY 2008-2009 ACTION PLAN AMENDMENT
TABLE OF CONTENTS

INTRODUCTION	1
A. AREAS OF GREATEST NEED	2
B. DISTRIBUTION OF USES OF FUNDS	4
C. DEFINITIONS AND DESCRIPTIONS	7
1. BLIGHTED STRUCTURE	7
2. AFFORDABLE RENTS	8
3. CONTINUED AFFORDABILITY	8
4. HOUSING REHABILITATION STANDARDS	9
D. LOW INCOME TARGETING	9
E. ACQUISITIONS AND RELOCATION	9
F. PUBLIC COMMENT	10
G. NSP INFORMATION BY ACTIVITY	10
1. NSP 1a & 1b ACQUISITION, DISPOSITION, REHABILITATION AND/OR DOWNPAYMENT ASSISTANCE	10
2. NSP 2 ACQUIRE AND DEMOLISH FORECLOSED AND ABANDONED HOMES AND RESIDENTIAL PROPERTIES	12
3. NSP-3 FINANCING MECHANISMS	14
4. NSP-4 ADMINISTRATION OF NSP GRANT	16
EXHIBIT A – CERTIFICATIONS	17
EXHIBIT B – NSP SUBSTANTIAL AMENDMENT CHECKLIST	18
EXHIBIT C – SF 424	19
EXHIBIT D – MAP OF AREAS OF GREATEST NEED	24

CITY OF LANCASTER
FY 2008-2009 ACTION PLAN AMENDMENT
TABLE OF CONTENTS CONTINUED

EXHIBIT E – MAP OF ESTIMATED FORECLOSURE ABANDONMENT RISK SCORE	25
EXHIBIT F – MAP OF PREDICTED 18 MONTH FORECLOSURE RISK SCORE	26
EXHIBIT G – MAP OF HIGH COST MORTGAGES	27
EXHIBIT H – NOTICE OF DEFAULTS, AUCTIONS IN PROGRESS AND BANK OWNED RESIDENTIAL PROPERTIES	28
EXHIBIT I – MAP OF INCOME ELIGIBLE CENSUS TRACTS	29

CITY OF LANCASTER

NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): City of Lancaster	NSP Contact Person: Christopher Shaver Address: 44933 North Fern Ave. Telephone: 661 723-6233
Jurisdiction Web Address: http://www.cityoflanasterca.org/	Fax: 661 723-6210 Email: cshaver@colra.org

INTRODUCTION

The following substantial amendment represents the City of Lancaster's application for the allocation of Neighborhood Stabilization Program (NSP) funds. The amendment is a supplement to the FY 2008/2009 Annual Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD) on May 14, 2008 and is necessary to accommodate new HUD funding under the NSP.

The Housing and Economic Recovery Act of 2008 was adopted by the U.S. Congress, appropriating \$3.8 billion to address foreclosed and/or abandoned housing units in the nation's communities. The City of Lancaster, one of most impacted cities within California with the highest rate of foreclosures, will receive a NSP allocation of \$6,983,533 from HUD. These funds must benefit persons of low, moderate- and middle-income in areas within the community with the greatest percentage of home foreclosures, homes financed by subprime mortgage related loans and areas likely to face a significant rise in the rate of home foreclosures.

These funds may also be used in financing mechanisms in down payment assistance programs. The grant also requires that 25% of these funds must be used to assist very low income households (households earning below 50% of the area median income). The balance of the NSP funds may be used to assist households earning up to 120% of area median income. The limit for a family of four in Lancaster is \$90,950.

The units acquired may be sold or rented to income-eligible persons at affordable rates, which means that the total housing costs for renters cannot exceed 30% of the household's monthly income, and for owners the total housing costs cannot exceed 35% of the household's monthly income.

Another requirement of NSP grant is that all funds must be committed within an 18-month period. The 18-month period begins upon approval of the City's NSP plan by HUD; however, if any NSP grantee does not submit a plan for approval to HUD prior to December 1, 2008, the grantee will forfeit their grant.

The City of Lancaster will use NSP funds for four primary activities, which includes administration. The first activity consists of acquisition/rehabilitation and resale to income eligible homebuyers. The second activity includes acquisition/rehabilitation and rental to income-eligible families as affordable rental units. The third activity involves acquisition/ demolition/redevelopment of units where rehabilitation costs would exceed the purchase price. The final activity is the allowed 10% Administration cost of the NSP grant.

The City of Lancaster will prioritize the use of the NSP funds by first acquiring foreclosed units in neighborhoods with high risk factors, which include a high concentration of subprime mortgage loans and high percentage of the possibility of additional foreclosures. The neighborhoods in greatest need meet income eligibility criteria and are near highly visible corridors of the City. (Exhibit D)

A. AREAS OF GREATEST NEED

Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.

Response:

The City of Lancaster experienced unprecedented growth during the first half of this decade. When the subprime mortgage issues surfaced, the City immediately felt the effects and experienced firsthand the negative impacts brought about by the increase in foreclosed upon and abandoned homes. The City acted in a proactive manner in 2006 and created the Neighborhood Preservation Foreclosure Program funded by the Lancaster Redevelopment Agency's. This program targeted specific, older neighborhoods in decline with a disproportionate number of foreclosed upon homes. To date, the Lancaster Redevelopment Agency has purchased over eighty foreclosed homes at a total cost of seven million dollars. These homes are rehabilitated and then made available to income qualified, first-time home buyers.

Despite these efforts, Lancaster remains among one of the top cities in California, month after month, with a consistently high foreclosure rate. In the Metropolitan Service Area of Los Angeles/Long Beach, the City of Lancaster is among the top three cities with the highest number of foreclosures. In March of 2008, Lancaster ranked number two with 869 foreclosures reported for that month, Los Angeles took the number one spot; and, in September of 2008, Lancaster ranked number three with 853 foreclosures reported for that month, Los Angeles again took the top spot and neighboring Palmdale took the number two spot with 866 reported foreclosures.

The City has reviewed and analyzed readily available data and statistics to include the Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. The available data has assisted the City in identifying areas in greatest need of NSP

funds. Key identifiers used to develop the target areas included HUD data encompassing the foreclosure abandonment risk score, the predicted eighteen month foreclosure rate, the Home Mortgage Disclosure Act (HMDA) data and the United States Postal Service (USPS) residential vacancy rate data.

The foreclosure abandonment risk score is based on a range from 0 to 10 at the census tract level. A score of 0 suggests that there is a very low risk of abandonment or foreclosure of residential properties; and, a score of 10 suggests a very high risk of foreclosure or abandonment. The average foreclosure abandonment risk score for the City of Lancaster is 9. In fact, data indicates that ninety-nine percent of the census tracts and corresponding block groups have an average risk score of 6 or greater (Exhibit E).

The predicted 18 foreclosure rate data provides an estimate of the percentage of potential future foreclosed upon or abandoned homes by census tract and block group. The average predicted foreclosure/abandonment rate among all census tracts and block groups within the city limits of Lancaster is 10.2%. The highest risk for any given census tract and corresponding block group is 12.7% and the lowest is 6.1%. Many of the neighborhoods in Lancaster are suffering from a steady and continued rise in the number of foreclosed upon homes (Exhibit F).

The HMDA High Cost Loan Rate data indicates, by percentage at the census tract level, the number of high cost loans made between 2004 and 2006. On average, the combined percentage for all neighborhoods within the City is just over 40%. The 47 census tract block groups with a risk factor between 8 and 10 and a qualifying area median income have a combined average of over 44.8% high cost loans made between 2004 and 2006. This data suggests that close to half of the home loans made between the identified timeframes were high cost loans (Exhibit G).

Neighborhoods with a high percentage of vacancies, as identified by USPS data that identifies residential addresses at the census tract level as being vacant for 90 days or longer as of June 2008, assisted the City in determining areas in greatest need. This data combined with the abandonment risk score, the 18 month predictive percentage, the number of high cost loans coupled with declining property values, data obtained from ForeclosureRadar.com and RealtyTrac and physical surveys and assessments assisted the City in identifying areas and neighborhoods in greatest need of available NSP funds.

The areas of greatest need that will benefit from the Neighborhood Stabilization Program within the City of Lancaster is located within three qualifying census tracts that are bounded by 7th Street East to 20th Street West and from Avenue I to Avenue H, the Piute, Mariposa and Desert View neighborhoods (Exhibit D). This geographic area is comprised of three census tracts 9006.02, 9008.03 and 9008.04 and

corresponding block groups that represent low and moderate income populations consisting of 12,674 persons of which 9,574 are at or below 120% of the area median income. On average, 79.4% of the persons within these neighborhoods meet the income qualifications as determined by the Neighborhood Stabilization Program requirements.

These qualifying census tracts encompass mainly older homes in established neighborhoods that range in age from forty to sixty years old. Most homes are in good to fair condition. However, the number of foreclosed and abandoned homes/units within these neighborhoods is contributing to the decline and deterioration of what were once inviting, tree-lined neighborhoods with well maintained homes and yards.

The three neighborhoods have a combined average risk factor of 9, which indicates a high risk for future foreclosed and abandoned homes. The estimated number of homes financed by subprime mortgage related loans is at an average of 50.5% in the Piute, Mariposa and Desert View neighborhoods. Furthermore, these neighborhoods remain as areas that are likely to experience a significant rise in the rate of home foreclosures over the next eighteen month period on average by 11.8%. These areas also have an average vacancy rate of 3.3% with the Piute neighborhood containing the highest vacancy rate at 5.4%.

B. DISTRIBUTION AND USES OF FUNDS

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c) (2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. **Note:** The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Response:

The City of Lancaster will distribute and use NSP funds to address the identified areas of greatest need based upon qualified census tracts that meet the median area income requirements. In addition, the City will ensure that 100 percent of NSP funds benefit persons at or below the 120 percent area median income requirement and that at least 25 percent of the NSP funds will be used to benefit individuals and households with incomes below 50 percent of the area median income. Furthermore, in accordance with the requirements set forth in Section 2301 (c) (2) of HERA, the City will distribute and use NSP funds in those identified areas with the highest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage related loan, and as identified by the City as an area likely to face a significant rise in the rate of home foreclosures.

NSP-1: Acquire and Rehabilitate Foreclosed upon and Abandoned Homes and Residential Properties for First Time Homebuyers

The primary NSP eligible activity that the City of Lancaster will undertake will be the acquisition and disposition of homes and residential properties that have been abandoned or foreclosed upon. This activity is also a CDBG eligible activity pursuant to 24 CFR 570.201(a) (b). This activity will involve the expenditure of the bulk of NSP funds within the statutory 18-month period as set forth in Section 2301(c) (1) of HERA minus the allowed program administration percentage. The homes/units will be acquired through direct purchases. These direct purchases will be at 5 percent below the appraised value, which will be determined no more than 60 days prior to the date of the offer to purchase.

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

Rehabilitated homes/units will then be made available to first time homebuyers. The sales price of the home/unit will be no greater than acquisition and cost of rehabilitation. The first time homebuyers must meet income eligibility requirements by being at or below 120 percent of the area median income for NSP purposes. Prospective eligible buyers will then be required to attend HUD-certified homebuyer counseling as a condition of sale.

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

NSP-2: Acquire and Demolish Foreclosed upon and Abandoned Homes and Residential Properties

The acquisition and demolition of foreclosed upon and abandoned homes/units may be necessary in certain instances. This is a NSP eligible use, which correlates to a CDBG eligible activity pursuant to 24 CFR 570.201(d). The condition of the home/unit may represent excessive costs in order to meet health and safety codes and bring the property into compliance with local codes. In the event that the cost to rehabilitate a home exceeds the fair market value of the home/unit in the identified area, the City will use NSP funds to demolish the structure. The subsequent vacant

parcel will then be selected to develop as an infill unit or pursuant to 24 CFR 570.201(c) be developed to allow for the expansion or improvement of a public facility.

NSP-3: Establish Financing Mechanisms for Purchase and Redevelopment of Foreclosed Upon Homes and Residential Properties

The City of Lancaster will expend up to ten percent of its NSP funds, to include any generated program income, under the category of “establish mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties, including such mechanisms as soft-seconds, loan loss reserves, and shared equity loans for low and moderate income homebuyers.” This NSP eligible use permits the City to expend NSP funds on activity delivery costs associated with CDBG-eligible activities as defined in 24 CFR 570.206.

Downpayment assistance and other financing mechanisms are permissible uses of the NSP funds (as modified under 24 CFR 570.202 eligible rehabilitation and preservation for homes and other residential properties). The City anticipates that many of the units that are acquired, rehabilitated and sold to first time homebuyers will require some form of financing assistance to ensure affordability; and, this is due to the recent economic downturn and current condition of the housing market in the City of Lancaster. In an ideal situation, the home or unit will be acquired, rehabilitated and then sold to a first time homebuyer in an amount equal to or less than the cost to acquire and rehabilitate the property up to a decent, safe and habitable condition. However, in the event that an affordability gap exists, the Downpayment Assistance Program will provide assistance to low income households to purchase a home in the City of Lancaster. The amount of the assistance will be the lesser of 5 percent of the home price or \$10,000. The City will provide participants with funds for downpayment and/or closing costs. In addition, program income received from the NSP may be used to fund additional downpayment assistance.

NSP-4: NSP Administration

General administration and planning, as defined at 24 CFR 570.205 and 206, activities shall not exceed 10 percent of the NSP grant and 10 percent of earned program income. The 10 percent limitation applies to the grant as a whole.

Program Income

In the event that NSP eligible activities, such as the disposition of abandoned or foreclosed residential properties generates program income, the City will recapture and reuse NSP program income until July 30, 2013 as stated in Section 2301(d)(4). Program income received after July 30, 2013, will be returned to the U.S. Treasury. In accordance with Section 2301, the City will treat NSP program income as additional CDBG funds during the aforementioned timeframe. The reallocation of NSP program income will be utilized in conjunction with approved Annual Action Plan CDBG activities.

C. DEFINITIONS AND DESCRIPTIONS

1. Blighted Structure

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

The City of Lancaster defines a “Blighted Structures” in accordance with Section 33031(a) of the California Health and Safety Code:

33031(a) This subdivision describes physical conditions that cause blight:

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

(2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.

(3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.

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

2. Affordable Rents

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

3. Continued Affordability

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

The resale price, as determined by the City of Lancaster, must be affordable to the new purchaser and may not exceed the affordable housing cost for a low-income

household. The affordable housing cost is the product of 30 percent times 80 percent of the area median income adjusted for family size appropriate for the property.

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

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

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

4. Housing Rehabilitation Standards

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

D. LOW INCOME TARGETING

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

E. ACQUISITIONS AND RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., \leq 80% of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e., \leq 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., \leq 120% of area median income—reasonably expected to be produced by activity and income level as

provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

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

The City will commence the acquisition and rehabilitation activity upon the release of NSP funds, which is estimated to occur within the first month of 2009. All initial NSP funds for this activity will be committed within the statutory 18-month period, as set forth in Section 2301(c) (1) of HERA.

The number of NSP affordable housing units that the City of Lancaster will make available to low-, moderate- and middle-income households will be determined by the current market conditions at the time of acquisition and rehabilitation. However, the City estimates that up to 22 NSP affordable housing units will be made available to households at or below 120 percent of area median income.

The City does not anticipate carrying out any conversion activities. Moreover, the City will only undertake demolition activities if combined acquisition and rehabilitation costs are greater than current fair market values. If any demolition activities take place, the City anticipates that 1 to 4 units may fall into this category and funds for this activity will be committed within the statutory 18-month period.

The City of Lancaster expects to acquire, rehabilitate and sell approximately 6 homes/units to first time homebuyers at or below 50 percent of the area median income. At least 25 percent of NSP funds must benefit persons who meet this income requirement.

F. PUBLIC COMMENT

A 15-day public comment period covering the period from November 11, 2008, to November 26, 2008, did not produce any public comment regarding the City of Lancaster's NSP Substantial Amendment. The amendment was also posted to the City's website pursuant to NSP requirements.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) Activity Name: **NSP-1a and NSP-1b** Acquisition, Disposition, Rehabilitation and/or Downpayment Assistance of Abandoned or Foreclosed Residential Properties

(2) Activity Type: Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon homes in order to sell such homes and properties pursuant to 24 CFR 570.201(a) Acquisition and (b) Disposition and CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity)

(3) National Objective: Benefit low, moderate and middle income persons as defined in the NSP Notice.

(4) Projected Start Date: Early January, 2009.

(5) Projected End Date: Early July, 2010 for initial NSP allocation and for earned program income through July 2013.

(6) Responsible Organization: The Lancaster Redevelopment Agency's Department of Housing and Neighborhood Revitalization will be the responsible organization charged with implementing the eligible NSP activity. The Lancaster Redevelopment Agency is located at 44933 North Fern Avenue, Lancaster CA 93534. NSP Administrator: Christopher Shaver, (661) 723-6197, cshaver@colra.org.

(7) Location Description: The areas of greatest need include:

- The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.
- The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.
- The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by 10th Street west to 15th Street West and from Avenue H to Avenue I.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;

- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

This NSP eligible activity is for the acquiring, rehabilitating and selling to first time homebuyers. Qualified first time homebuyers that met the eligibility requirements of the NSP will have the opportunity to purchase a rehabilitated home that was once foreclosed upon or abandoned. The first time homebuyer may also be eligible to participate in the Downpayment Assistance program or use an eligible financing mechanism to assist with the purchase of the home. An affordability covenant will be recorded against the property for a period of 45 years. Affordability will be ensured through an annual monitoring process. The City will initially acquire the abandoned or foreclosed upon home at 5 percent below the current appraised value. The sales price will be equal to the costs incurred by the City, and this includes acquisition, rehabilitation and program delivery costs.

I. Total Budget: (Include public and private components) NSP-1a \$3,709,297 and NSP 1-b \$1,745,883.

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): Performance measurement outcomes will be measured by the number of affordable housing units made available to income eligible households/persons. The estimated number of persons or households between 51 percent and 80 percent of the area median income to benefit from this activity is expected to be eight. The estimated number of persons or households between 81 percent and 120 percent of the area median income to benefit from this activity is expected to be ten. The estimated number of persons or households below 50 percent of the area median income to benefit from this activity is expected to be no more than eight.

(1) Activity Name: **NSP-2** Acquire and Demolish Foreclosed upon and Abandoned Homes and Residential Properties

(2) Activity Type: (include NSP eligible use & CDBG eligible activity) Acquisition, rehabilitation, and/or resale; CDBG – 24 CFR 570.201(a), acquisition, (b), disposition, and 570.202, housing.

3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., \leq 120% of area median income). Primary beneficiaries (after redevelopment of the site) will be restricted to low-, moderate-, and middle-income clientele, as defined by the NSP Notice. All participants will be restricted to the income levels below 120% as established pursuant to NSP requirements for this purpose.

4) Projected Start Date: Early January, 2009.

5) Projected End Date: Early July, 2010 for initial NSP allocation and for earned program income through July 2013.

(6) Responsible Organization: The Lancaster Redevelopment Agency's Department of Housing and Neighborhood Revitalization will be the responsible organization charged with implementing the eligible NSP activity. The Lancaster Redevelopment Agency is located at 44933 North Fern Avenue, Lancaster CA 93534. NSP Administrator: Christopher Shaver, (661) 723-6197, cshaver@colra.org.

(7) Location Description: The areas of greatest need include:

- The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.
- The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.
- The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by 10th Street west to 15th Street West and from Avenue H to Avenue I.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

This activity is for the acquisition, demolition and redevelopment of foreclosed upon and abandoned homes that would be cost prohibitive and would exceed the cost to acquire and rehabilitate the foreclosed upon or abandoned property. The property would then be used for infill housing or for the expansion or improvement of a public facility. This activity will benefit persons/household at or below 120 percent of the area median income by offering infill development to be sold to eligible and qualified first time homebuyers.

I. Total Budget: (Include public and private components) \$580,000.

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The City anticipates that a limited, no more than four, foreclosed upon or abandoned homes will be demolished and redeveloped with infill housing or public facility improvements.

(1) Activity Name: **NSP-3** Establish Financing Mechanisms for Purchase and Redevelopment of Foreclosed Upon Homes and Residential Properties.

(2) Activity Type: Activity delivery cost for eligible activities defined in NSP-1 as defined in 24 CFR 570.206, direct homeownership assistance.

3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., \leq 120% of area median income). Primary beneficiaries will be restricted to low-, moderate-, and middle-income persons, as defined by the NSP Notice; and, all participants will be restricted to the income levels below 120% as established pursuant to NSP requirements for this purpose.

4) Projected Start Date: Early January, 2009.

5) Projected End Date: Early July, 2010 for initial NSP allocation and for earned program income through July 2013.

(6) Responsible Organization: The Lancaster Redevelopment Agency's Department of Housing and Neighborhood Revitalization will be the responsible organization charged with implementing the eligible NSP activity. The Lancaster Redevelopment Agency is located at 44933 North Fern Avenue, Lancaster CA 93534. NSP Administrator: Christopher Shaver, (661) 723-6197, cshaver@colra.org.

(7) Location Description: The areas of greatest need include:

- The Piute neighborhood located in Census Tract 900602, Block Groups 1, 2,3 and 4, which is bounded by 3rd Street East to 10th Street East and from Avenue H to Avenue I.
- The Mariposa neighborhood located in Census Tract 900804, Block Groups 1 and 2, which is bounded by Beech Avenue to 10th Street West and from Avenue H to Avenue I.
- The Desert View neighborhood located in Census Tract 900803, Block Groups 1, 2, 3 and 4, which is bounded by 10th Street west to 15th Street West and from Avenue H to Avenue I.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- tenure of beneficiaries--rental or homeownership;
- duration or term of assistance;
- a description of how the design of the activity will ensure continued affordability.

For acquisition activities, include:

- discount rate

For financing activities, include:

- range of interest rates

The purpose of this activity is to provide financial assistance for income eligible households/persons to assist in the acquisition of foreclosed upon and abandoned homes. The form of assistance may include down payment assistance.

I. Total Budget: (Include public and private components) The budget for this activity may be adjusted up or down depending on market conditions, initially \$250,000 has been allocated to this activity.

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): This activity pertains to assisting households/persons in purchasing abandoned or foreclosed upon properties within the identified areas. Downpayment assistance will be made available to eligible households/persons with incomes below 120 percent of the area median income. The City anticipates in assisting up to six households/persons with NSP acquired and rehabilitated homes. The City will make every attempt to meet the requirements for those below 50 percent of the area median income.

(1) Activity Name: **Administration (NSP-4)**

(2) Activity Type: (include NSP eligible use & CDBG eligible activity) CDBG: 24 CFR 570.206

(3) National Objective: Administration is exempt from meeting a national objective

(4) Projected Start Date: Early January, 2009.

(5) Projected End Date: Early July, 2010 for initial NSP allocation and for program income through July 2013.

(6) Responsible Organization: The Lancaster Redevelopment Agency's Department of Housing and Neighborhood Revitalization will be the responsible organization charged with implementing the eligible NSP activity. The Lancaster Redevelopment Agency is located at 44933 North Fern Avenue, Lancaster CA 93534. NSP Administrator: Christopher Shaver, (661) 723-6197, cshaver@colra.org.

(7) Location Description: The Lancaster Redevelopment Agency will be the lead entity for carrying out administration activities, at 44933 North Fern Avenue, Lancaster CA 93534.

(8) Activity Description: Administration of the NSP Grant.

(9) Total Budget: Administration activity budget equals 10 percent of the grant, which is \$698,353. Program income is also subject to 10 percent administration expenditures when applicable.

(10) Performance Measures: Not applicable for administration.



City of Lancaster
NSP
Activity Allocations

<u>Activity #</u>		<u>Activity</u>	<u>Allocated</u>
NSP-1a	51% to 120%	Acquisition & Rehabilitation	3,709,297.00
NSP-1b	25% for 50% <	Acquisition & Rehabilitation	1,745,883.00
NSP-2		Demolition	580,000.00
NSP-3		Financing	250,000.00
NSP-4	10% Cap	Administration	698,353.00

6,983,533.00

CERTIFICATIONS

- (1) **Affirmatively furthering fair housing.** The jurisdiction 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-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** 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.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and relocation.** The jurisdiction 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.
- (6) **Section 3.** The jurisdiction 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.
- (7) **Citizen Participation.** The jurisdiction 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.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
- (10) **Use NSP funds \leq 120 of AMI.** The jurisdiction will comply with the requirement 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.
- (11) **Assessments.** 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: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) 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 non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** 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 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 will comply with applicable laws.

EB 

Signature/Authorized Official

11-20-08
Date

City Manager
Title

EXHIBIT B

NSP Substantial Amendment Checklist

For the purposes of expediting review, HUD asks that applicants submit the following checklist along with the NSP Substantial Amendment and SF-424.

Contents of an NSP Action Plan Substantial Amendment

Jurisdiction(s): City of Lancaster	NSP Contact Person: Christopher Shaver Address: 44933 North Fern Ave. Telephone: 661 723-6233
Jurisdiction Web Address: http://www.cityoflancafterca.org/	Fax: 661 723-6210 Email: cshaver@colra.org

The elements in the substantial amendment required for the Neighborhood Stabilization Program are:

A. AREAS OF GREATEST NEED

Does the submission include summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction?

Yes No Verification found on page 2.

B. DISTRIBUTION AND USES OF FUNDS

Does the submission contain a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c) (2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures?

Yes No Verification found on page 4.

Note: The grantee's narrative must address the three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

C. DEFINITIONS AND DESCRIPTIONS

For the purposes of the NSP, do the narratives include:

- a definition of "blighted structure" in the context of state or local law,
Yes No Verification found on page 7.
- a definition of "affordable rents,"
Yes No Verification found on page 8.
- a description of how the grantee will ensure continued affordability for NSP assisted housing,
Yes No Verification found on page 8.

- a description of housing rehabilitation standards that will apply to NSP assisted activities?
Yes No . Verification found on page 9.

D. INFORMATION BY ACTIVITY

Does the submission contain information by activity describing how the grantee will use the funds, identifying:

- eligible use of funds under NSP,
Yes No . Verification found on page 10.
- correlated eligible activity under CDBG,
Yes No . Verification found on page 10.
- the areas of greatest need addressed by the activity or activities,
Yes No . Verification found on page 10.
- expected benefit to income-qualified persons or households or areas,
Yes No . Verification found on page 10.
- appropriate performance measures for the activity,
Yes No . Verification found on page 11.
- amount of funds budgeted for the activity,
Yes No . Verification found on page 11.
- the name, location and contact information for the entity that will carry out the activity,
Yes No . Verification found on page 10.
- expected start and end dates of the activity?
Yes No . Verification found on page 10.

E. SPECIFIC ACTIVITY REQUIREMENTS

Does each activity narrative describe the general terms under which assistance will be provided, including:

If the activity includes acquisition of real property,

- the discount required for acquisition of foreclosed upon properties,
Yes No . Verification found on page 11.

If the activity provides financing,

- the range of interest rates (if any),
Yes No . Verification found on page 14.

If the activity provides housing,

- duration or term of assistance,
Yes No . Verification found on page 10.
- tenure of beneficiaries (e.g., rental or homeownership),
Yes No . Verification found on page 11.
- does it ensure continued affordability?
Yes No . Verification found on page 11.
- does the applicant indicate which activities will count toward the statutory requirement that at least 25% of funds must be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals and families whose incomes do not exceed 50% of area median income?
Yes No . Verification found on page 11.

F. LOW INCOME TARGETING

- Has the grantee described how it will meet the statutory requirement that at least 25% of funds must be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals and families whose incomes do not exceed 50% of area median income?
Yes No . Verification found on page 9.
- Has the grantee identified how the estimated amount of funds appropriated or otherwise made available will be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50% of area median income?
Yes No . Verification found on page 11.
Amount budgeted = \$1,745,883.

G. DEMOLISHMENT OR CONVERSION OF LOW- AND MODERATE-INCOME UNITS

Does grantee plan to demolish or convert any low- and moderate-income dwelling units?

Yes No . (If no, continue to next heading)
Verification found on page 12.

Does the substantial amendment include:

- The number of low- and moderate-income dwelling units—i.e., $\leq 80\%$ of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities?
Yes No . Verification found on page 12.

- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., $\leq 120\%$ of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion)?
Yes No Verification found on page 11.
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income?
Yes No Verification found on page 10.

H. PUBLIC COMMENT PERIOD

Was the proposed action plan amendment published via the grantee jurisdiction's usual methods and on the Internet for no less than 15 calendar days of public comment?
Yes No Verification found on page 10.

Is there a summary of citizen comments included in the final amendment?
Yes No Verification found on page 10.

I. WEBSITE PUBLICATION

The following Documents are available on the grantee's website:

- SF 424 Yes No .
- Proposed NSP Substantial Amendment Yes No .
- Final NSP Substantial Amendment Yes No .
- Subsequent NSP Amendments Yes No .

Website URL: <http://www.cityoflancasterca.org/>

K. CERTIFICATIONS

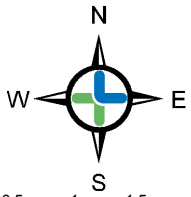
The following certifications are complete and accurate:

- | | | |
|------------------------------------------------------------|-----------------------------------------|-----------------------------|
| (1) Affirmatively furthering fair housing | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (2) Anti-lobbying | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (3) Authority of Jurisdiction | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (4) Consistency with Plan | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (5) Acquisition and relocation | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (6) Section 3 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (7) Citizen Participation | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (8) Following Plan | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (9) Use of funds in 18 months | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (10) Use NSP funds ≤ 120 of AMI | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (11) No recovery of capital costs thru special assessments | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (12) Excessive Force | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (13) Compliance with anti-discrimination laws | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (14) Compliance with lead-based paint procedures | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (15) Compliance with laws | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

**APPLICATION FOR
FEDERAL ASSISTANCE**

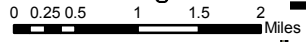
Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 12/1/2008	Applicant Identifier B-08-MN-06-0510
<input type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		
5. APPLICANT INFORMATION			
Legal Name: City of Lancaster		Organizational Unit: Department: Redevelopment Agency	
Organizational DUNS: 15-132-4167		Division: Housing & Neighborhood Revitalization Department	
Address: Street: 44933 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:		Email: cshaver@colra.org	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 5 - 3 2 1 3 0 0 4		Phone Number (give area code) (66)723-6233	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.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Lancaster, California		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Neighborhood Stabilization Program	
13. PROPOSED PROJECT Start Date: 12/1/2008 Ending Date: 7/01/2010		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 22 & 25 b. Project 22 & 25	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 6,983,533.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$.00		
g. TOTAL	\$.00		
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.	Suffix
Last Name Bozigian		c. Telephone Number (give area code) (661)723-6000	
b. Title City Manager		e. Date Signed 11/24/2008	
d. Signature of Authorized Representative			






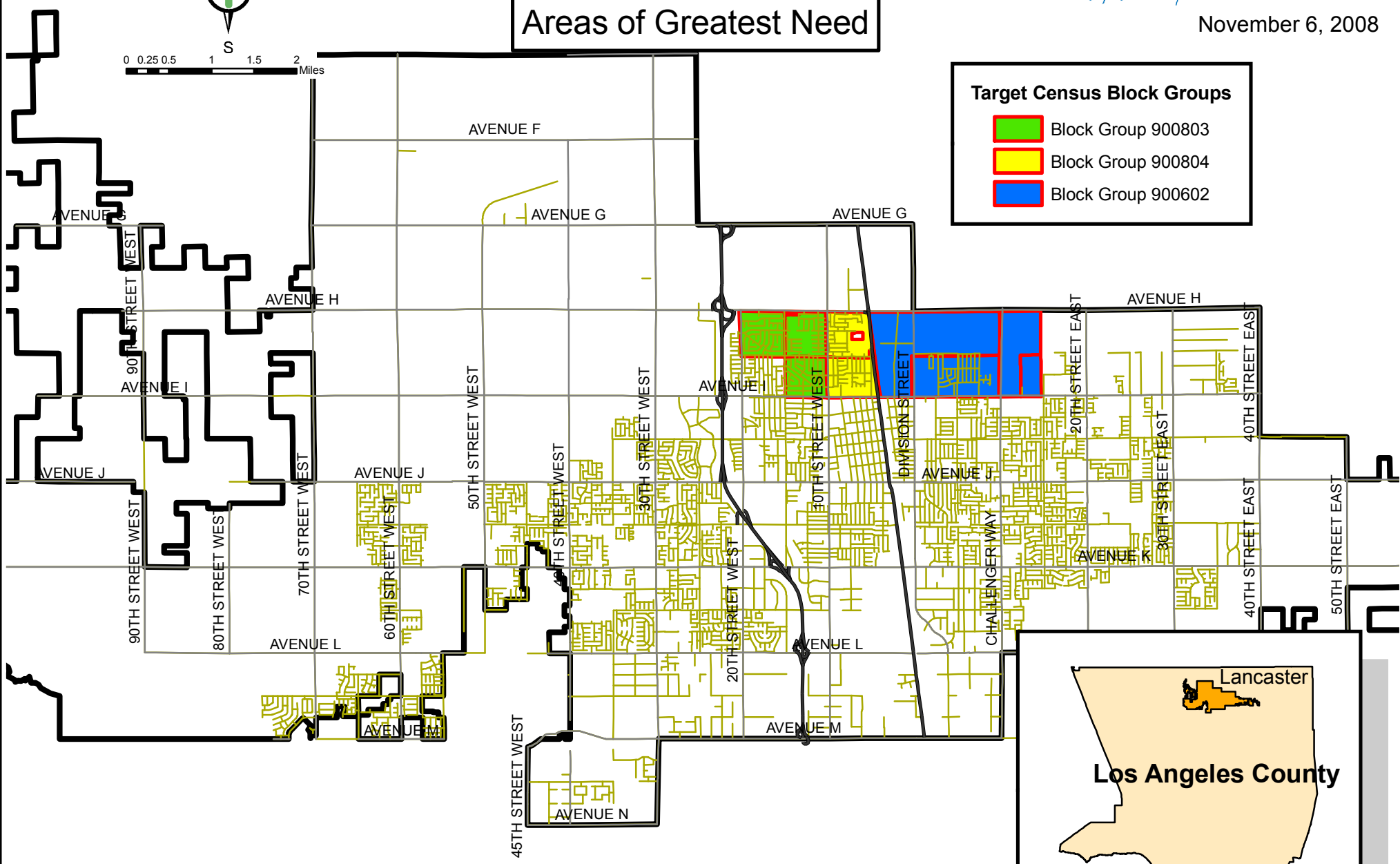
City of Lancaster, CA

Areas of Greatest Need



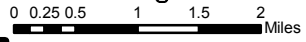
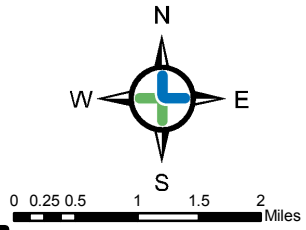
Target Census Block Groups

-  Block Group 900803
-  Block Group 900804
-  Block Group 900602






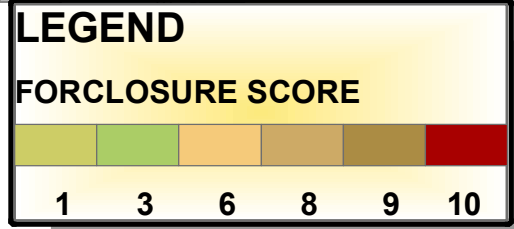
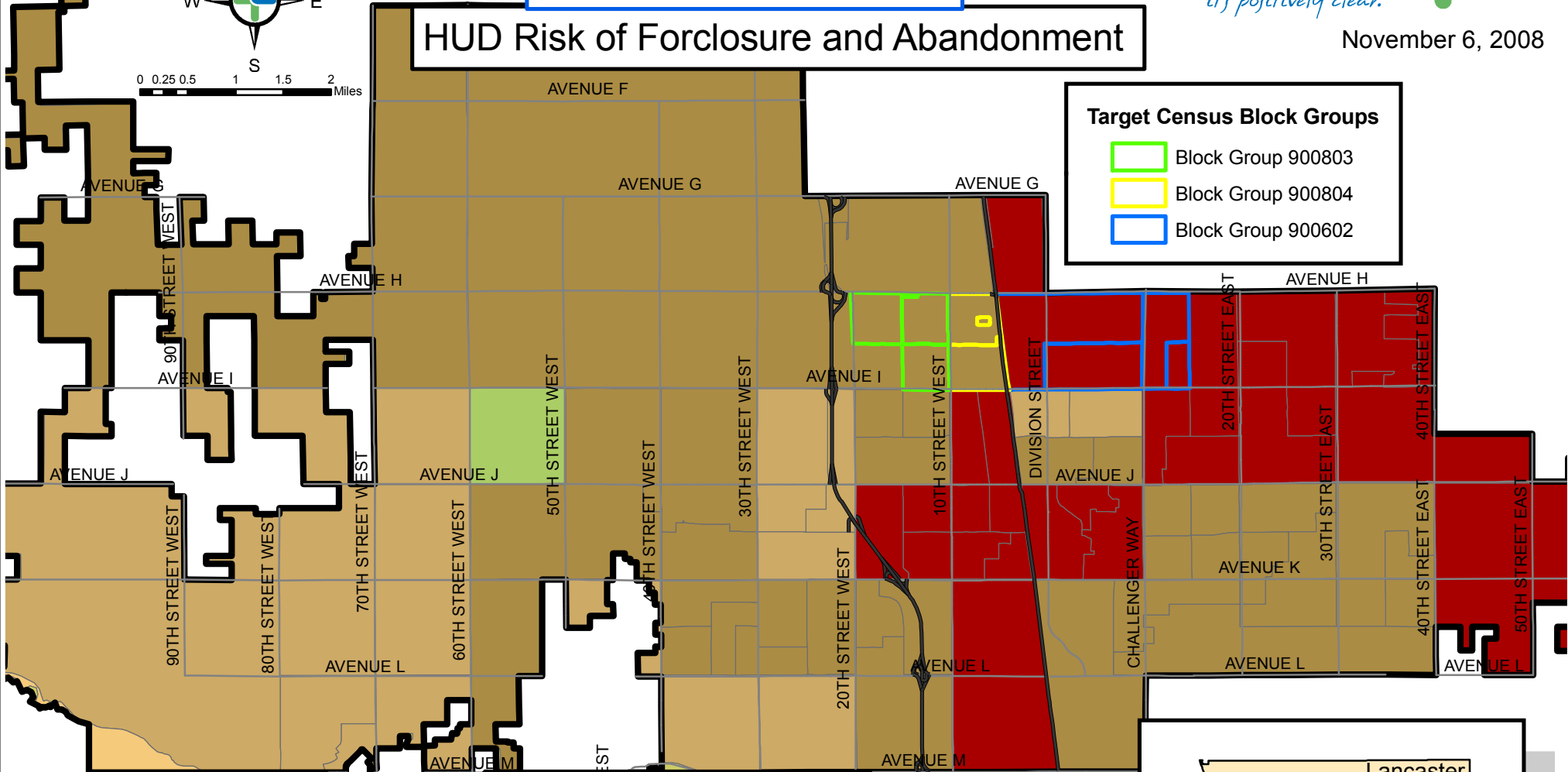
City of Lancaster, CA

HUD Risk of Forclosures and Abandonment



Target Census Block Groups

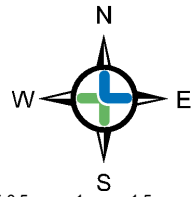
-  Block Group 900803
-  Block Group 900804
-  Block Group 900602



Foreclosure and Abandonment Risk Score – this assessment developed by HUD provides a score for each Census Block Group from 0 to 10, where 0 indicates that HUD data suggest a very low risk and a 10 suggests a very high risk for foreclosure




City of Lancaster, CA

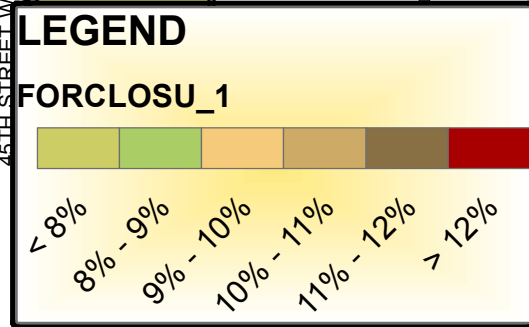
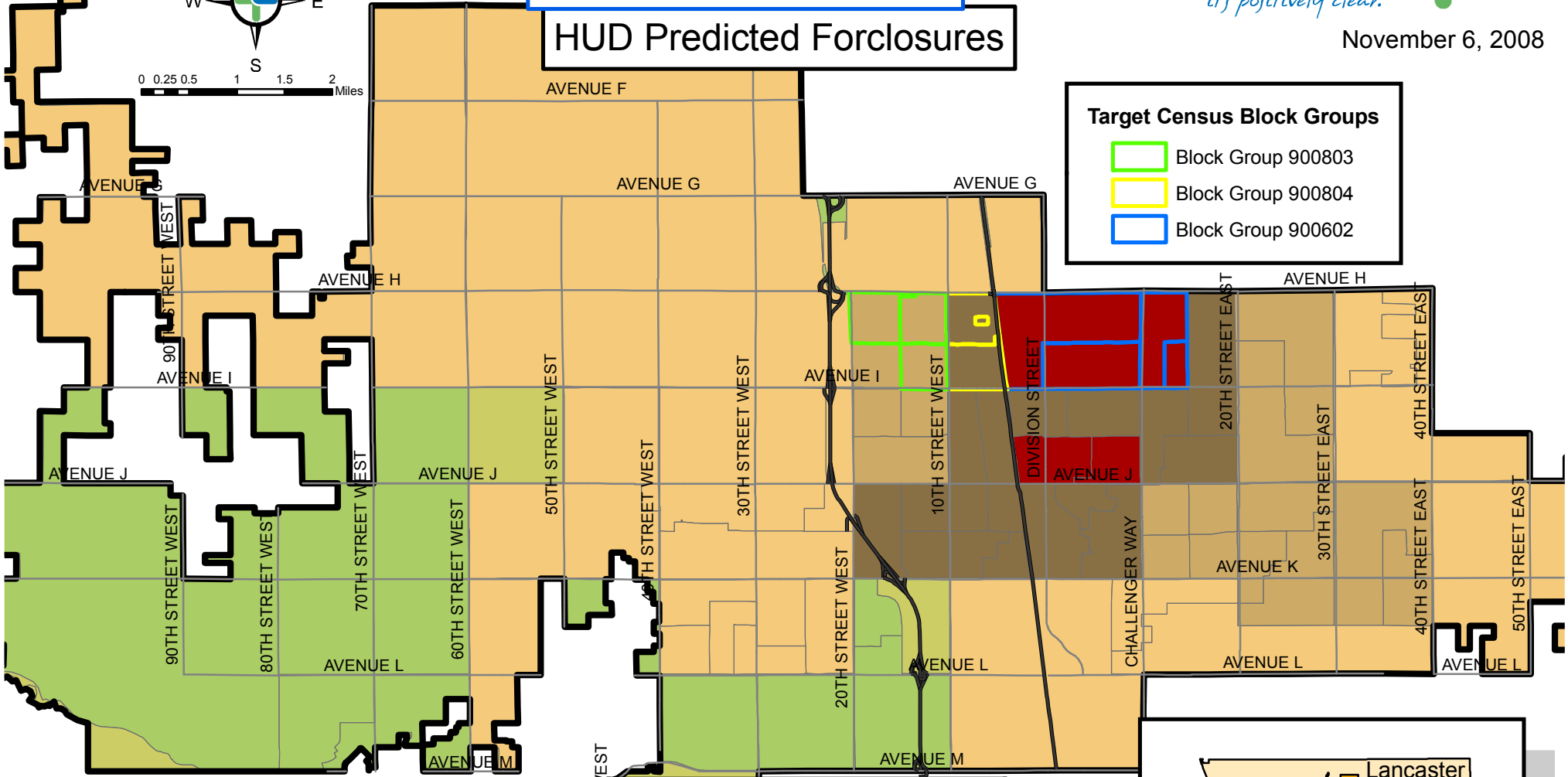
HUD Predicted Forclosures



0 0.25 0.5 1 1.5 2 Miles

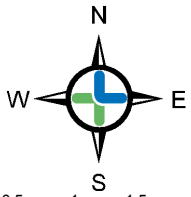
Target Census Block Groups

-  Block Group 900803
-  Block Group 900804
-  Block Group 900602



Predicted Forclosures:
HUD predicted percentage of mortgages that
will be foreclosed on in the next 18 months.








0 0.25 0.5 1 1.5 2 Miles

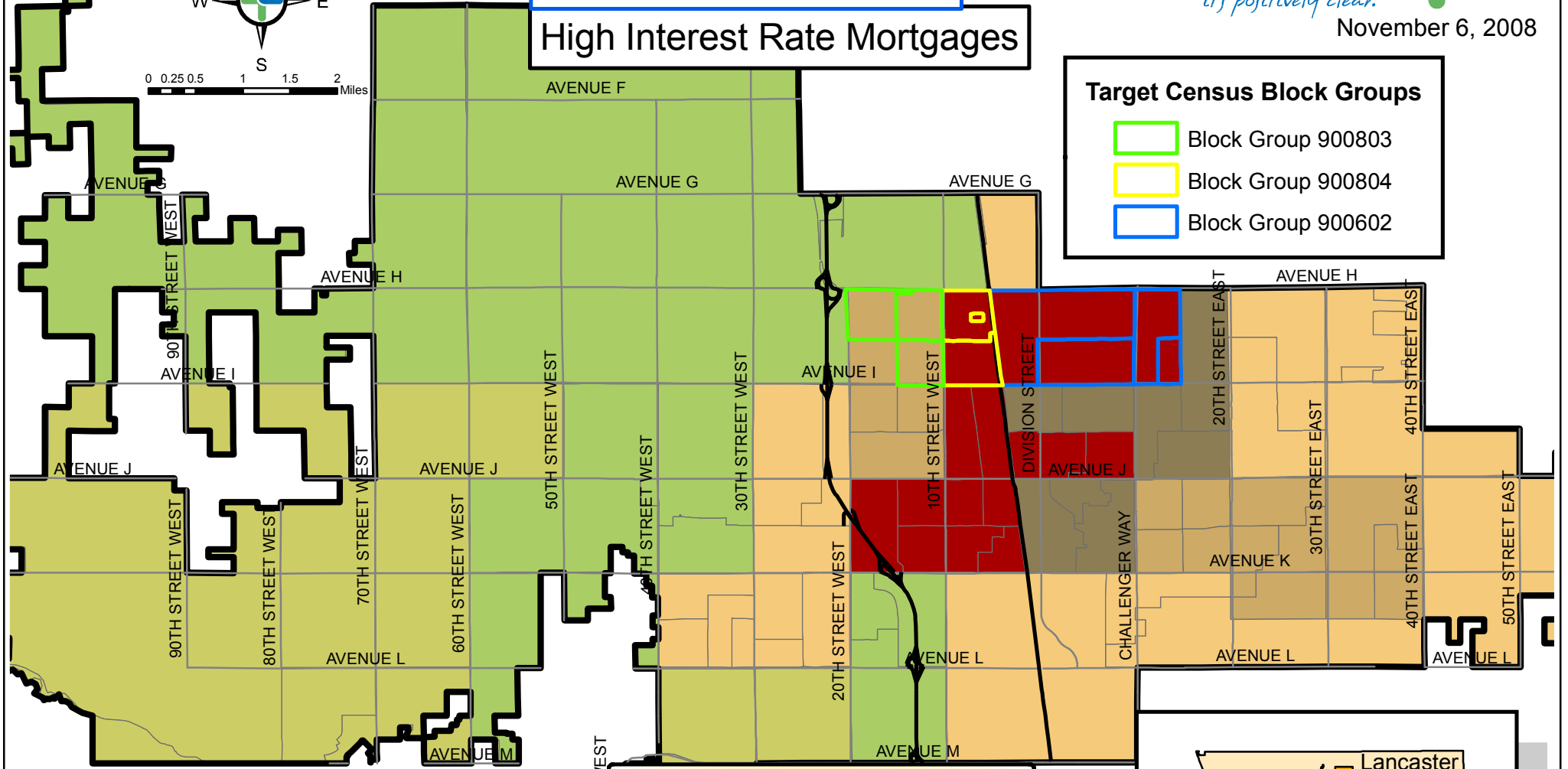
City of Lancaster, CA

High Interest Rate Mortgages

November 6, 2008







Target Census Block Groups

-  Block Group 900803
-  Block Group 900804
-  Block Group 900602



Legend

Mortgages Above Prime

					
<30%	30% - 35%	35% - 40%	40% - 45%	45% - 55%	>55%

Percent of Mortgages higher than Prime Rate:
 HUD data showing the percentage of mortgages in a
 Census Block Group which are higher than 3% above
 the Prime Interest Rate.






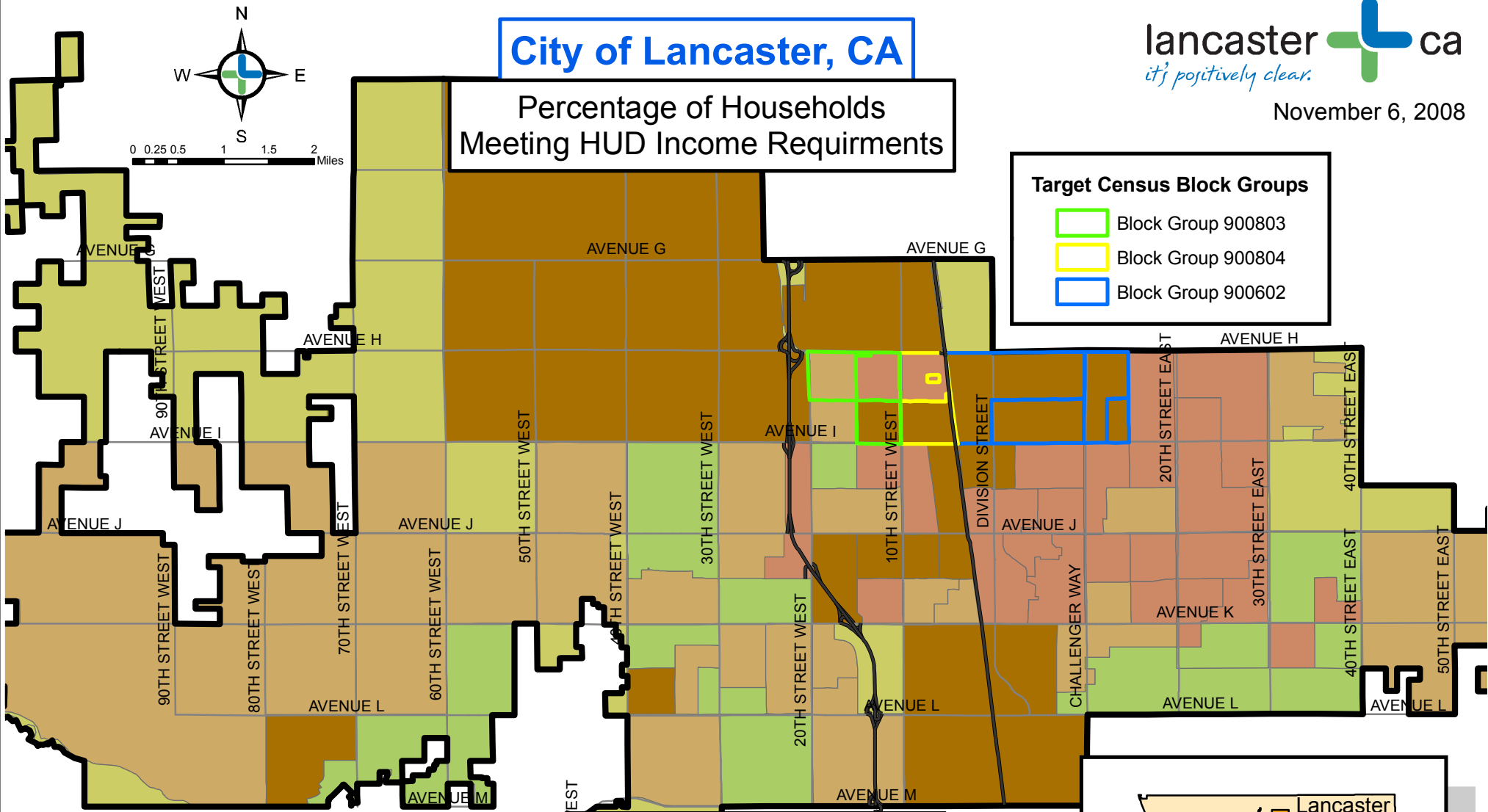
City of Lancaster, CA

November 6, 2008

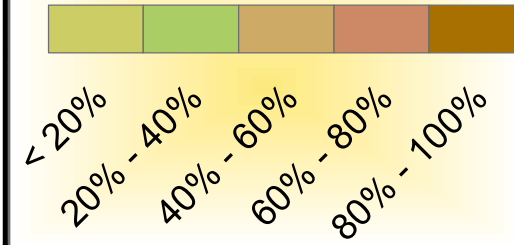
Percentage of Households Meeting HUD Income Requirements

Target Census Block Groups

-  Block Group 900803
-  Block Group 900804
-  Block Group 900602



LEGEND



These percentages represent the proportion of households within the census block group that meet the 120% of area median income qualification.

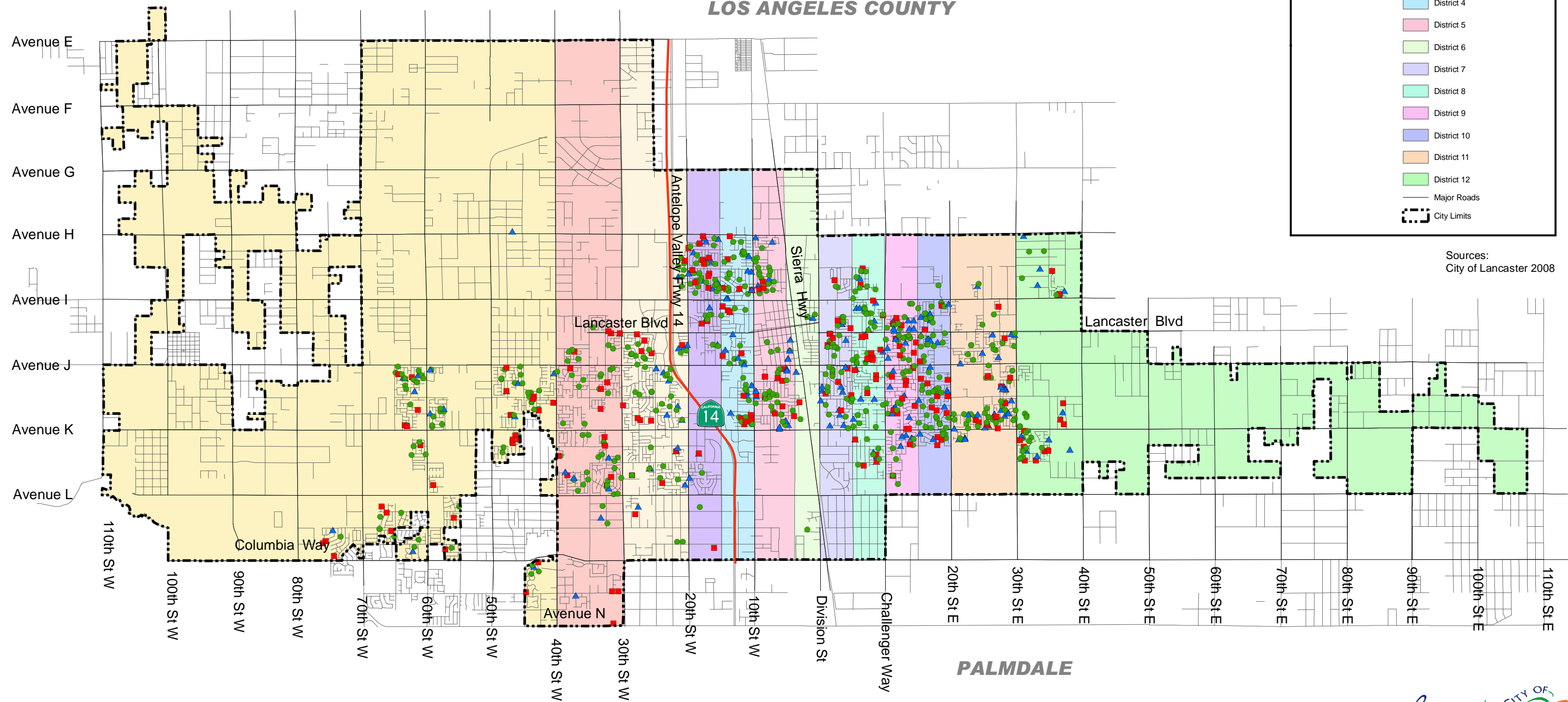


LOS ANGELES COUNTY

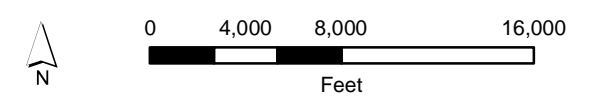
LEGEND

Property Status		Code Enforcement Districts	
■	Auction	■	District 0
●	Bank Owned	■	District 1
▲	Preforeclosure	■	District 2
		■	District 3
		■	District 4
		■	District 5
		■	District 6
		■	District 7
		■	District 8
		■	District 9
		■	District 10
		■	District 11
		■	District 12
		—	Major Roads
		⬡	City Limits

Sources:
City of Lancaster 2008



Foreclosures
By Code Enforcement Districts



M:\Mdata\10105414\GIS\Misc_City_MXDS\Foreclosures_CodeDistricts_11x17L.mxd 5/1/2008 -- DR