



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** February 14, 2012

From: Kenneth Henderson, Asst. Town Manager **Item No:** 10
Economic and Community Development

Subject: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) – FIVE-YEAR CONSOLIDATED PLAN – AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI) PUBLIC HEARING NO. 1

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

- a. Open public hearing;
- b. Close public input and commentary;
- c. Close public hearing.

SUMMARY:

The purpose of this public hearing is to obtain public input regarding development of the Town's Five Year Consolidated Plan – First Year Action Plan and the Analysis of Impediments to Fair Housing Choice Study (AI). There is no action required of the Town Council as a result of this first public hearing other than to receive input from interested parties.

The Five Year Consolidated Plan – First Year Action Plan will include the proposed 2012 – 2016 Community Development Block Grant (CDBG) program and Home Investment Partnerships (HOME) program.

The U. S. Department of Housing and Urban Development (HUD) Consolidated Plan is a five -year planning document, which addresses the use of federal grant entitlement funds for the purpose of meeting the goals of providing decent housing, a suitable living environment and expanded economic opportunities, principally for low- and moderate-income persons. A First-Year Action Plan must now be developed to determine the specific use of CDBG/HOME funds for the 2012 – 2013 program year.

The Consolidated Plan is composed of three parts: 1) The first section of the Consolidated Plan evaluates the Housing and Community Development Needs of the Town of Apple Valley. This includes an assessment of housing needs for low-to-moderate-income families, including the needs of homeless individuals and families; 2) Based on this information, a five-year strategic plan will be developed which will include priorities, objectives and accomplishments that are expected to be achieved during the timeframe of the Plan (2012– 2016); 3) The First-Year Action Plan will provide a 2012-2013 one-year investment plan which outlines intended uses of resources, descriptions of activities to be undertaken and the specific objectives and priority needs to be addressed.

The Federal Housing and Community Development Act of 1974, as amended, provides Federal Community Development Block Grant funds for projects that promote the development of viable, urban communities by providing decent housing, suitable living environments and expanded economic activities, principally for persons of low-to-moderate-income. For the 2012 - 2013 fiscal year, which begins July 1, 2012, the Town of Apple Valley expects to receive *approximately* \$581,607. All CDBG funded projects must meet one of the following national objectives:

- 1) Principally benefit low-to-moderate-income persons;
- 2) Eliminate slums and blight; or
- 3) Meet an urgent need

The types of projects and programs which may be considered for funding, subject to National Objectives compliance, include acquisition, disposition, public facilities and improvements, clearance activities, public services, interim assistance, removal of architectural barriers and special economic development activities.

On February 28, 2012, the Town Council will meet to establish Consolidated Plan Priorities for the upcoming 2012-2013 program year. The Town of Apple Valley began its solicitation for CDBG proposal applications on January 13, 2012. Staff conducted a Technical Assistance Workshop on December 8, 2011, in order to provide more information about the preparation of CDBG application proposals and eligibility criteria. All eligible organizations and agencies must submit a completed application by March 1, 2012.

The HOME program is authorized under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990. HOME funds may be used to develop and support affordable rental housing and homeownership affordability through acquisition (including assistance to home buyers), new construction, reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations; to provide tenant-based rental assistance, including security deposits;

to provide payment of reasonable administrative and planning costs; and, to provide for the payment of operating expenses of Community Housing Development Organizations (CHDOs). For the 2012-2013 fiscal year, the Apple Valley/Victorville Consortium anticipates receiving a total of *approximately* \$508,873. Of that amount, Apple Valley and Victorville will receive an *estimated* \$225,293 and \$283,580 respectively. Although applications for HOME funding are not being solicited at this time, public comment regarding housing needs that may be supported by HOME funded activities are welcomed.

The Analysis of Impediments to Fair Housing Choice Study (AI)

Pursuant to Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) regulations, each entitlement community must prepare an Analysis of Impediments to Fair Housing Choice Study (AI) once in every five-year planning cycle. As part of the Consolidated Plan required by the U.S. Department of Housing and Urban Development (HUD), grantees must submit a certification that it is: (1) Affirmatively furthering fair housing by conducting an Analysis of Impediments to Fair Housing Choice; (2) Taking appropriate actions to overcome the effects of impediments identified through that analysis; and (3) Maintaining records that reflect the analysis and actions.

The AI consists of the following components: (1) A comprehensive review of the Town's laws, regulations, and administrative policies, procedures, and practices, (2) An assessment of how these laws affect the location, availability, and accessibility of housing, and (3) An assessment of conditions, both public and private, affecting fair housing choice, including conclusions and general recommendations for actions. The Town must take steps to implement the recommended actions in order for HUD to determine that the Town is taking appropriate affirmative action to further fair housing. The AI will be prepared for the Apple Valley HOME Consortium and will provide separate assessments, conclusions and recommended actions for each of the respective jurisdictions.

At this public hearing, the Town is soliciting public comments from interested citizens, public agencies, private non-profit entities and other organizations regarding housing and community development needs, as well as potential or existing impediments to fair housing choice. These concerns may be addressed in the Five-Year Consolidated Plan and the AI.

As required by HUD, this will be the first of two public hearings to be held during the citizen input process. The second hearing to review the proposed Five Year Consolidated Plan for 2012-2016 and the one year Action Plan for 2012-2013, and the AI for fiscal years 2012 – 2016, is to be held on May 8, 2012.

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Consolidated Planning Schedule
Fiscal Year 2011 - 2012**

September 2, 2011	Public Notice/CAPER/15-day comment period
September 19, 2011	12:00 p.m. deadline CAPER comments
September 26, 2011	Mail CAPER to HUD
September 29, 2011	Community Development Citizen's Advisory Committee (CDCAC) Kick-off Meeting
September 30, 2011	CAPER due to HUD
December 15, 2011	Community Meetings for Five-Year Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing Choice
February 14, 2012	Hold Public Hearing #1 Community Needs
November 2011 – April 2012	Preparation of Five-Year Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing Choice
December 8, 2011	CDBG/HOME Technical Assistance Workshop
February 28, 2012	Town Council Consolidated Plan Priorities Meeting

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Consolidated Planning Schedule
Fiscal Year 2011 – 2012
(Continued)**

March 1, 2012	CDBG/HOME Application deadline
March 19, 2012	Distribute CDBG/HOME packages for CDCAC pick-up
April 2, 2012 (Tentative)	CDCAC Deliberations
April 6, 2012	Publish Notice/Five-Year Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing Choice/ Public Hearing #2 - 30-day comment period
April 30, 2012	Mail CDBG preliminary recommendations funding notices
May 8, 2012	Hold Public Hearing #2/Final testimony for Five-Year Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing Choice
May 10 – 15, 2012	Fed-Ex Consolidated Plan to HUD
May 15, 2012	Five-Year Consolidated Plan and Action Plan due to HUD