

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Town of Apple Valley and City Victorville's HOME Consortium

The Town of Apple Valley serves as the lead agency for coordinating the Consolidated Planning and submission process, while the City of Victorville serves as a participating jurisdiction. Each jurisdiction is responsible for administering its own CDBG program, while the Town of Apple Valley administers the HOME program for both jurisdictions. However, HOME objectives and goals were determined by both jurisdictions through an extensive analysis of housing needs for lower-income residents, as specified by the program regulations. Each jurisdiction is also responsible for preparing its own Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER).

Consolidated Plan

The U.S. Department of Housing and Urban Development (HUD) requires cities, counties, and states that receive federal block grant funding to prepare consolidated plans. The federal block grant programs addressed in the 2017-21 Consolidated Plan (Consolidated Plan) are:

- Community Development Block Grant (CDBG) - CDBG funds may be used for certain activities that serve lower-income residents, as specified by the program regulations.
- HOME Investment Partnership (HOME) - HOME funds may be used for housing activities that serve lower-income residents, as specified by the program regulations.

The Consolidated Plan is a planning document that identifies overall housing and community development needs for the Town of Apple Valley and City of Victorville Consortium (Apple Valley/Victorville Consortium), and outlines a strategy to address those needs. The Consolidated Plan includes the following components:

- An assessment of the Consortium's housing and community development needs and market conditions;
- A five-year strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year investment plan that outlines the intended use of federal The FY 2017 – FY 2021 Town of Apple Valley and City of Victorville Consolidated Plan satisfies the requirements of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs administered by the U.S. Department of Housing and Urban Development (HUD).

2. Summary of the objectives and outcomes identified in the Plan

Objectives and outcomes

The Consolidated Plan addresses the needs, priorities, goals, and allocation strategies for CDBG and HOME funding for program years July 1, 2017 to June 30, 2021.

Section 101(c) of the authorizing statute sets forth the primary objective of the program as the development of viable communities by the provision of decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. The statute further states that this is to be achieved in the CDBG program by ensuring that each funded activity meets one of three named national objectives. Those three objectives are identified as: benefiting low- and moderate-income persons; preventing or eliminating slums or blight; and meeting urgent needs. For the Consortia's 2017-21 ConPlan, the following national objectives will be met:

- Benefiting low- and moderate-income persons; and
- Preventing or eliminating slums or blight.

Based on the aforementioned objectives, the Consortia will achieve the following outcomes:

- Provide suitable living environments for Victorville's residents;
- Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the consortium; and,
- Expand economic opportunities.

Funding Priorities

Based on an extensive public participation process, the needs assessment and housing market analysis, the City has determined to direct its funding to the following priorities:

- Supportive services for the homeless and at risk homeless
- Human services
- Need to increase economic development and employment opportunities.
- Housing programs
- Accessibility and Mobility

Funding for these priorities will assist in achieving the above objectives and outcomes. More details on the priority funding are described in Section SP-25 Priority Needs.

3. Evaluation of past performance

Each year, the U.S. Department of Housing and Urban Development assesses the Jurisdictions management of CDBG & HOME program funds, the Consortia's compliance with the ConPlan and the extent to which the Consortia is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the Consortia has performed satisfactorily in addressing its priority needs and carrying out the programs described in the previous 5 Year ConPlan.

4. Summary of citizen participation process and consultation process

During November 28 through December 8, 2016 the Consortia held a series of community stakeholder meetings, community forums, and surveys to afford citizens and local and regional organizations representing low-and-moderate income persons the maximum feasible opportunity to provide input on housing and community development needs of the Consortia. The Community Needs Assessment Survey was conducted to solicit input from residents and employees working in Victorville. The questionnaire polled respondents about the level of need in their neighborhoods for various types of improvements that can potentially be addressed by the use of federal funds, such as CDBG and HOME allocations. The survey asked respondents to rank the level of need in six (6) different categories. The survey was available in English and in Spanish, as recommended in our Citizen Participation Plan. To date, 108 online and 31 hard copies of the survey have been received. Three community forums and ten stakeholder meetings were also conducted to solicit input from residents and community stakeholders.

5. Summary of public comments

Consortium Survey

The questionnaire polled respondents about the level of need in their neighborhoods for various types of improvements that can potentially be addressed by the use of federal funds, such as CDBG and HOME allocations. The survey asked respondents to rank the level of need in six (6) different needs categories. The following summarizes the highest needs in the six categories:

CATEGORY	HIGHEST NEED
<i>Overall Need</i>	Improve Consortia facilities, parks, lib, fire stat. etc.
<i>Community Development Needs</i>	Youth Centers
<i>Infrastructure and Neighborhood Improvements</i>	Street Improvements
<i>Public Service</i>	Neighborhood Cleanup
<i>Housing</i>	Code Enforcement Activities
<i>Economic Development</i>	Store Front Improvements in Lower Income Communities

The complete questionnaire and results are attached.

Community Meetings

Three community forums and ten stakeholder meetings were conducted to solicit input from residents and community stakeholders. Throughout the forums and meetings, the following recurring themes most frequently arose (listed by frequency discussed):

- **Supportive services for the homeless and at risk homeless**

Support the development of “one stop” resource centers to assist homeless persons to acquire the necessary documentation and consultation (mental health, physical health and nutrition, job skills training, identification, social security and disability benefits, etc.) to achieve reentry into employment and housing; food and nutrition services; utility assistance; support the Homeless Outreach Proactive Enforcement (HOPE) program; support public safety efforts; provide resource directories for available services; provide community resource directory for all available services; encourage collaboration between agencies, faith based organizations and other stakeholders to unify services; support efforts to increase volunteerism in public service programs.

- **Human services**

Support programs that encourage the development of responsible, motivated and educated youth; support the development of arts, music and culture in the community; encourage programs that promote a healthy lifestyle; develop public facility amenities that facilitate community involvement and recreation; disseminate fair housing information through literature, media, referrals and workshops; encourage programs designed to unite youth, seniors, veterans and disabled persons in mentoring and caregiving.

- **Need to increase economic development and employment opportunities**

Increase job opportunity through education and job training programs; encourage small business development through business practices and fundamentals education: collaborate with state, county and local agencies that offer trade skills training and basic job search techniques; encourage local education facilities to offer education and training that will lead to employment opportunities in the community; support job creation through business friendly policies and practices.

- **Housing programs**

Transitional shelters; affordable housing for multi-family, single family, veterans; rehabilitation-owner occupied and rental; down payment assistance; code enforcement activity to improve neighborhood aesthetics and values; reduce overcrowding in occupied properties; consider establishing rent control for affordability; encourage collaboration between public agencies, developers, investors and other stakeholders to develop a wide-range of housing development.

- **Accessibility and Mobility**

Develop and support efforts to improve mobility in the community; identify and remove barriers that impede accessibility in the community; support transit systems, mass and specialized, that enable residents to access destinations for employment, education, recreation and other essential purposes; support collaborative efforts to improve community and regional transit.

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

All comments and views were accepted. A complete list of comments from all community meetings will be attached.

7. Summary

Consortia staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the Consortia anticipates receiving and how those funds can be used by the Consortia. Residents were given the opportunity to provide Consortia staff with their input on the prioritization of community needs.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	VICTORVILLE	Housing Department
Lead Agency-HOME Consortium	Town of Apple Valley	Economic Development and Housing

Table 1– Responsible Agencies

Narrative

The Town of Apple Valley serves as the lead agency for coordinating the Consolidated Planning and submission process, while the City of Victorville serves as a participating jurisdiction. Each jurisdiction is responsible for administering its own CDBG program, while the Town of Apple Valley administers the HOME program for both jurisdictions. The City of Victorville’s Housing Department is also responsible for the preparation of its Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER).

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

In the preparation of the ConPlan, the Consortia has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. The Consortia met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services. Focus group participants highlighted the priority needs in general terms and specific to their target population. Table 2 below is a specific list of agencies contacted by the Consortia.

Other jurisdictions within the region were contacted and consulted, including the Town of Apple Valley. As the HOME Consortium lead agency, the Town of Apple Valley held joint community meetings as well as strategy sessions to determine priority use of HOME funding over the next 5 years. During the joint consultation process, the Consortium provided detailed information about the ConPlan and HOME program, the Consortiums distribution of funds and current projects using HOME funds.

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

Public and Assisted Housing Providers

The County of San Bernardino's Housing Authority is the principle provider of public and assisted housing within the jurisdiction. To enhance coordination between the agency, the Consortia developed an 18 question housing authority questionnaire, with the purpose of assessing the public housing needs of the jurisdiction as well as the service needs of current public assisted residents. The questionnaire and responses is an attachment to the ConPlan.

According to the Housing Authority of the County of San Bernardino's questionnaire, the most immediate needs of residents of public housing or Housing Choice Vouchers is the need for additional funding to assist wait list residents, as evidenced by the over 40,000 families on Housing Choice Voucher and Public Housing waiting lists combined.

The Consortia works closely with the Housing Authority to qualify community residents for Housing Choice Vouchers. The Consortia provides information on the availability of assistance to qualified residents. The Consortia will continue to coordinate with the San Bernardino County Housing Authority to provide public housing assistance for its below moderate residents.

Private and governmental health, mental health and service agencies

The Consortia is committed to enhancing coordination among private and governmental health, mental health and services agencies. The jurisdictions will also continue to coordinate with health social service agencies through the provision of technical assistance workshops during the Request for Funding stages of the Consolidated Planning Process.

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

To help prevent homelessness and protect at-risk populations, the Consortia supports and participate in the San Bernardino County Continuum of Care System and the San Bernardino County Homeless Partnership to provide assistance to persons at risk of becoming homeless. As part of the Consortia’s stakeholder meetings in preparation of this ConPlan, several COC members stated that additional shelter and related services to meet the needs of the homeless population and support the development of a continuum of care system on a region-wide basis should be a priority for the Consortia.

The Consortia plans to fund CoC member agencies over the 5-year planning period to assist in efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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

The Consortia is not a direct recipient of ESG funding. However, the Consortia is a participating jurisdiction in the COC and works closely with the homeless system to create funding policies and procedures for ESG.

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

Name of Organization	Project Title	Organization Street Address	City, State, Zip	Mailing address	Mailing city, state, zip	Project Address
Apple Valley PAL	Boxing Program	14931 Dale Evans Pkwy	Apple Valley, CA 92307	14931 Dale Evans Pkwy	Apple Valley, CA 92307	22390 Eyota Rd

Catholic Charities-San Bernardino	Food, Shelter, Utility Assistance	1450 North 'D' St	San Bernardino, CA 92405	1450 North 'D' St	San Bernardino, CA 92405	16501 Kasota Rd
VV Domestic Violence	A Better Way	14114 Hesperia Rd	Victorville, CA 92395	PO Box 2825	Victorville, CA 92393	14114 Hesperia Rd
Set Free Church	Faith, Hope and Love	15190 Dakota Rd	Apple Valley, CA 92307	15190 Dakota Rd	Apple Valley, CA 92307	Undeveloped land- Phelan
Assistance League of Victor Valley	Operation School Bell	22021 US Hwy 18	Apple Valley, CA 92307	PO Box 39	Apple Valley, CA 92307	22021 US Hwy 18
Lutheran Social Services of So Cal	Our Children Project	18231 US Hwy 18, Ste 7	Apple Valley, CA 92307	18231 US Hwy 18, Ste 7	Apple Valley, CA 92307	22130 Ottawa Rd
S B County Library	Adult Literacy Services	777 East Rialto Ave	San Bernardino, CA 92415	777 East Rialto Ave	San Bernardino, CA 92415	14901 Dale Evans Pkwy
Inland Fair Housing & Mediation Board	Fair Housing Services	1500 S. Haven Ave, Ste 100	Ontario, CA 91761	1500 S. Haven Ave, Ste 100	Ontario, CA 91761	15428 Civic Center Dr, Ste 225
Family Assistance Program	Transitional Living	15075 7th Street	Victorville, CA 92395	15075 7th Street	Victorville, CA 92395	16022 Sago Rd.
Moses House Ministries	Employment Development Program	15180 Anacapa Rd	Victorville, CA 92392	PO Box 2033	Victorville, CA 92393	14464 Atstar Dr, Ste 201
Moses House, Rose of Sharon	Resources/Referrals for Families	15180 Anacapa Rd	Victorville, CA 92392	PO Box 2033	Victorville, CA 92393	15180 Anacapa Rd, VV 14725 7th St, VV
Victor Valley Community Services Council	Senior and Disabled Services	16692 Mojave Dr	Victorville, CA 92395	PO Box 1992	Victorville, CA 92393	16692 Mojave Dr
Victor Valley Community Services Council	Senior Urgent Repairs	16692 Mojave Dr	Victorville, CA 92395	PO Box 1992	Victorville, CA 92393	16692 Mojave Dr
TOAV Park and Recreation	T Bird Park Restroom Project					20700 Wichita Rd
St John of God Health Care Services	Homeless Prevention/Intervention Services	13333 Palmdale Rd	Victorville, CA 92392	13333 Palmdale Rd	Victorville, CA 92392	13333 Palmdale Rd
Feed My Sheep	Bagged Groceries	15260 Nisqualli Rd	Victorville, CA 92395	15260 Nisqualli Rd	Victorville, CA 92395	21811 Ottawa Rd

Church for Whosoever	Literacy Center	18628 Seneca Rd	Apple Valley, CA 92307	18628 Seneca Rd	Apple Valley, CA 92307	18628 Seneca Rd
High Desert Homeless Services	Shelter Services	14049 Amargosa Rd	Victorville, CA 92392	14049 Amargosa Rd	Victorville, CA 92392	14049 Amargosa Rd
Orenda Foundation Veterans Project	Orenda Transportation/Program Services	21468 Chimayo Rd	Apple Valley, CA 92307	PO Box 40-1220	Hesperia, CA 92345	21468 Chimayo Rd
TOAV Economic Development	Micro-enterprise Business Assistance					
TOAV CDBG Administration						
TOAV CDBG Rehab Admin 14H	Unfunded Loans/Misc Rehab Expenses					
TOAV CDBG RRLP	Rehabilitation Loan Program					
TOAV HOME Administration						
TOAV HOME CHDO	Allocation					
TOAV HOME CHDO	Coachella Valley Housing Coalition					
TOAV HOME RRLP	Rehabilitation Loan Program					
Victorville HOME Administration						
VV HOME CHDO	Allocation					

Table 2– Agencies, groups, organizations who participated

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

No agency type was excluded from the final stakeholder list.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Bernardino	The County of San Bernardino is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the Consortia will provide support to nonprofits that meet the social services needs of the Consortia’s residents with an emphasis on the homeless.
Housing Element	City of Victorville / Town of Apple Valley	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the Consortia's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the Consortia will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 3– Other local / regional / federal planning efforts

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

The Town of Apple Valley serves as the lead agency for coordinating the Consolidated Planning and submission process, while the City of Victorville serves as a participating jurisdiction. Each jurisdiction is responsible for administering its own CDBG program, while the Town of Apple Valley administers the HOME program for both jurisdictions.

As a Consortium, the Town of Apple Valley and the City of Victorville actively seek to further develop and coordinate housing and community development strategies. To that end, the jurisdictions coordinate with a variety of State and local agencies, including:

- Participation with other local jurisdictions in the San Bernardino County Homeless Partnership (SBCHP)
- Coordination with the California Department of Housing and Community Development regarding the periodic update of the Housing Elements. The housing element addresses changing economic conditions and funding sources to meet affordable housing needs in the jurisdiction. These efforts will directly coincide with implementation of the Consolidated Plan.
- The Town of Apple Valley and the City of Victorville work closely together to accomplish Consolidated Plan goals through their partnership as a Consortium, developing a common Consolidated Plan and coordinating efforts to achieve more affordable housing through the HOME program.
- Coordinate with neighboring jurisdictions and the County for any partnering opportunities to address housing and community development needs in the region.

Narrative

The Consortia's collaborative and cooperative planning partnerships with governmental, nonprofit and private entities are done to ensure that the Consortia's below moderate income residents' needs and issues are comprehensively evaluated and thorough addressed. Aside from these partnerships, other departments within the Consortia are involved in collaborating and cooperating with state and federal entities in planning efforts.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Consortia staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the Consortia anticipates receiving and how those funds can be used by the Consortia. Residents were given the opportunity to provide Consortia staff with their input on the prioritization of community needs. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the Consortia in its goal setting efforts.

During November 28 through December 8, 2016 the Consortia's Housing Division held a series of community stakeholder meetings, community forums, and surveys to afford citizens and local and regional organizations representing low-and-moderate income persons the maximum feasible opportunity to provide input on housing and community development needs of the Consortia. The Community Needs Assessment Survey was conducted to solicit input from residents and employees working in Victorville. The questionnaire polled respondents about the level of need in their neighborhoods for various types of improvements that can potentially be addressed by the use of federal funds, such as CDBG and HOME allocations. The survey asked respondents to rank the level of need in six (6) different categories: Overall need, public facilities, infrastructure and neighborhood improvements, public services, economic development and housing. The survey was made available in hard copy at Consortia Hall, the Victorville Library and Hook Community Center as well as in electronic format via Survey Monkey on the Cities website and promoted via social media. The survey was available in English and in Spanish, as recommended in our Citizen Participation Plan. To date, 108 online and 31 hard copies of the survey have been received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Consortia actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the Consortia provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.	SEE ATTACHED COMMENTS	N/A	N/A
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	TBD	TBD	TBD

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the Consortia needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the Consortia identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

The housing needs of the Consortia are assessed by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the residents of the Consortia. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the Consortia to set evidence-based priorities for the HOME program. The area's public housing needs, homeless, non-homeless special housing needs and non-housing community development needs, such as public services are also discussed.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section addresses the most significant housing needs of low- to moderate-income families in the Consortia. Those housing needs are summarized and projected over the five-year Consolidated Plan period. Current supportive housing needs are also summarized. Primary data will come from the City of Apple Valley and City of Victorville’s 2014-2021 Housing Element which is the jurisdictions’ chief policy document relating to community growth, land use, housing, and transportation. Other data sources will include U.S. Census, HUD’s Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance Estimates, and American Community Survey (ACS) Estimates. Public community meetings and interviews with interested parties and City staff account for information sources as well.

The section documents many areas where households are facing a cost burden (housing costs that exceed 30 percent of gross household income) and a severe cost burden (housing costs that exceed 50 percent of gross household income). Many of the households identified as having housing problems that do not face cost burdens are subject to overcrowding or substandard conditions. Data in this section represents the Consortia as a whole.

The following general housing needs have also been identified:

- More extremely low- to low- income units.
- Improved accessibility in units and range of accessibility features.
- Transitional housing options for families with children.
- Increased number of renter options and units for large families.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	0	187,336	
Households	0	54,723	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,915	7,135	9,435	5,380	23,870
Small Family Households *	4,140	2,575	4,205	2,295	13,565
Large Family Households *	1,670	1,245	1,695	1,115	3,770

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,585	1,545	2,080	1,205	4,355
Household contains at least one person age 75 or older	564	1,435	1,280	680	1,625
Households with one or more children 6 years old or younger *	2,975	1,745	2,365	1,639	4,260
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2008-2012 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	45	40	20	155	20	0	55	0	75
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	260	155	80	0	495	45	59	60	10	174
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	575	235	210	95	1,115	170	175	150	74	569
Housing cost burden greater than 50% of income (and none of the above problems)	4,065	1,820	395	35	6,315	1,875	1,340	1,165	225	4,605

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	240	1,125	1,940	300	3,605	360	820	1,890	1,415	4,485
Zero/negative Income (and none of the above problems)	350	0	0	0	350	275	0	0	0	275

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,950	2,255	720	145	8,070	2,115	1,575	1,430	310	5,430
Having none of four housing problems	640	1,375	3,025	1,620	6,660	580	1,925	4,255	3,300	10,060
Household has negative income, but none of the other housing problems	350	0	0	0	350	275	0	0	0	275

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,960	1,505	1,145	5,610	720	780	1,535	3,035
Large Related	1,090	605	375	2,070	430	450	630	1,510
Elderly	359	640	375	1,374	965	830	870	2,665
Other	635	560	535	1,730	325	260	160	745
Total need by income	5,044	3,310	2,430	10,784	2,440	2,320	3,195	7,955

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,765	755	150	3,670	625	530	555	1,710
Large Related	985	465	25	1,475	430	225	165	820
Elderly	340	360	95	795	740	440	405	1,585
Other	635	395	120	1,150	280	235	60	575
Total need by income	4,725	1,975	390	7,090	2,075	1,430	1,185	4,690

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	785	355	150	80	1,370	160	144	45	44	393
Multiple, unrelated family households	45	29	109	15	198	55	94	160	44	353

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	25	0	25	0	0	0	0	0
Total need by income	830	384	284	95	1,593	215	238	205	88	746

Table 11 – Crowding Information - 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2008-2012 American Community Survey, the Consortia has 54,723 total households. Of those households, 1,763 are occupied by single persons. Nearly 80% (1,370) of these single person’s households are Renters.

An important factor in determining households in need of assistance is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford. According to the 2008-2012 American Community Survey, 94% of renters and 89% of owner occupied households are low and moderate income, or have incomes 80% or less the Area Medium Income (AMI). These would be the type of single person’s households in need of housing assistance.

Single person’s households occupied by below moderate income seniors can be assessed as having the highest need for housing assistance. The assistance needed by any elderly households result from their fixed incomes, higher rate of physical disabilities and common need for assistance from others. Victorville currently has a number of existing housing programs that are available exclusively or primarily to senior citizen, including CDBG Senior/Disabled Home Repair (SHRP) Grants. This program provides a onetime grant of labor and materials for eligible senior/disabled homeowners for minor home repairs. Grant amounts are up to \$10,000. The Town of Apple Valley is currently negotiating with a non-profit housing developer for the construction of approximately 50 senior and 70 family affordable units on a 10 acre parcel.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities

Physical and mental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mentally disabled individuals include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer's disease, AIDS-related infections and conditions related to brain trauma. Disabilities tabulated by the Census include sensory, physical and mental limitations.

According to 2015 ACS data, 7.6% of Victorville's and 11.6 % of Apple Valley's population had a disability under age 65 years. Access and affordability are the major housing needs of a disabled person. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. The disabled, like the elderly have special needs with regard to location. Because of their limited mobility, the disabled often need to live close or have transportation assistance to shopping and medical facilities.

Fair Housing Accessibility Standards and California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public buildings such as motels, employee housing, factory-built housing and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, larger door widths, restroom modifications, etc. be designed to enable free access. Such standards, however, are not mandatory of new single family residential construction. The City of Victorville provides grants and loans to low and moderate income disabled persons for accessibility modifications to the single-family homes, and assistance to disabled renters. Also, the Town of Apple Valley administers a Residential Rehabilitation Loan Program which can be used for ADA improvements. Also, this coming year, the Town intends to fund an ADA Accessibility Improvements loan program geared toward homeowners and businesses for ADA improvements only at a low interest rate.

Persons who are victims of domestic violence, dating violence, sexual assault and stalking

Per the National Coalition Against Domestic Violence, 1 in 3 women and 1 in 4 men have been victims of some form of physical violence by an intimate partner within their lifetime. Based on these estimates, it can be assumed that 12,269 women and 9,211 men over the age of 20 have been victims of domestic violence in Victorville. Using the same estimates, the Town of Apple Valley could have as many as 11, 642 women and 5,653 men over the age of 20 have been victims of domestic violence.

Domestic violence is a leading cause of homelessness for women and their children. Many victims face homelessness when they flee abusive homes. Their experiences are confounded by economic instability, often perpetuated by abusers. Policy makers must work to ensure that safe,

affordable housing is available to victims and must reduce the barriers victims face in securing and maintaining housing.

Between 22 and 57% of all homeless women report that domestic violence was the immediate cause of their homelessness. Additionally, 38% of all victims of domestic violence become homeless at some point in their lives. ii A victim of domestic violence will often leave an abuser multiple times before finally escaping the violence, therefore, experiencing multiple periods of homelessness.

- Over 90% of homeless women have experienced severe physical or sexual abuse at some point in their lives, and 63% have been victims of intimate partner violence as adults.
- In a 2006 report by the U. S. Conference of Mayors, 44% of the cities surveyed identified domestic violence as the primary cause of homelessness.
- Over 80% of survivors entering shelters identified “finding housing I can afford” as a need, second only to “safety for myself” (85%).

What are the most common housing problems?

HUD defines a housing problem as one or more of the following housing conditions:

- Substandard Housing - Lacking complete plumbing or kitchen facilities
- Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)
- Overcrowded - With 1.01-1.5 people per room (and none of the above problems)
- Housing cost burden greater than 50% of income (and none of the above problems)
- Housing cost burden greater than 30% of income (and none of the above problems)
- Zero/negative Income (and none of the above problems)

Overcrowding

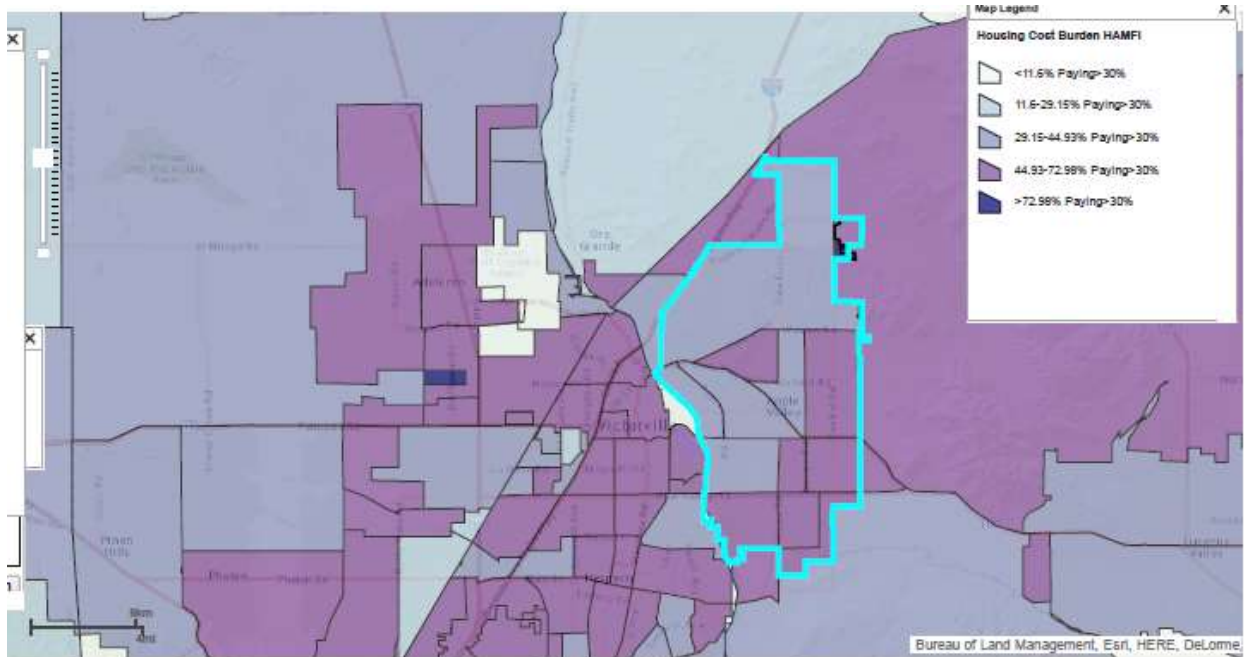
A persistent problem affecting single person’s households is overcrowding. The U.S. Census defines overcrowding as at least 1.01 persons per room excluding kitchen, bathrooms, and hallways. According to the 2008-2012 American Community Survey, 1,115 renters and 569 owners in the Consortia live in overcrowded housing.

Severe overcrowding is defined as more than 1.5 persons per room. The Consortia has 495 renters and 174 living in severely overcrowded households.

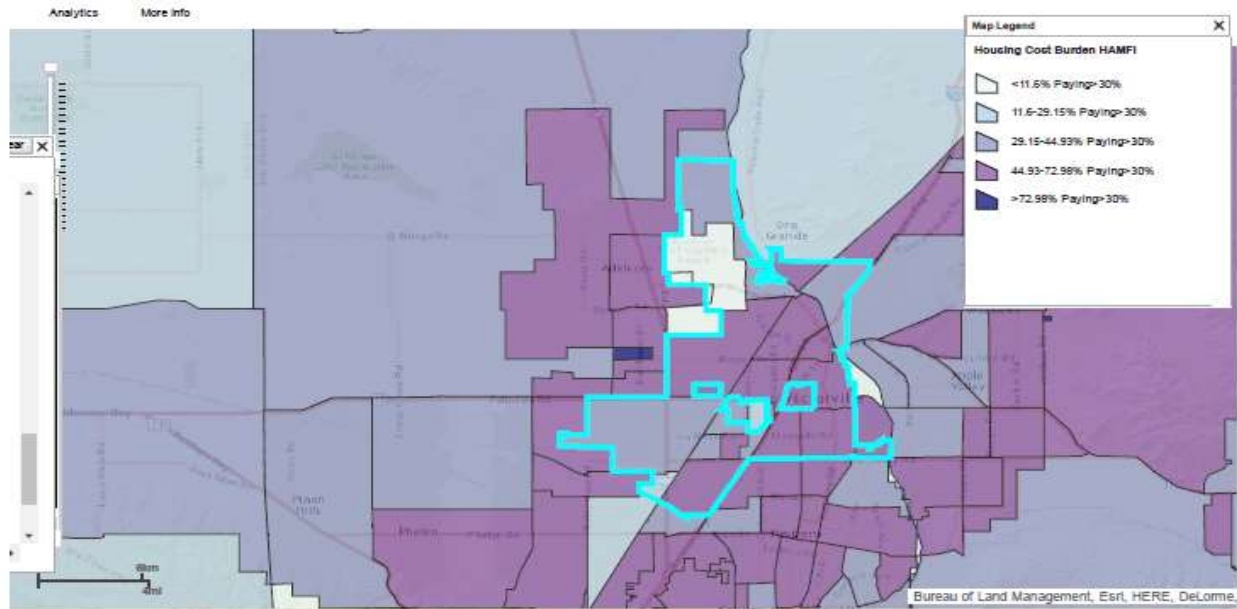
Overcrowding is often an indicator of households that may be financially unable to obtain adequate space for their needs, or households that are required to house extended family members. It is not necessarily a reflection of inadequate physical conditions of the housing units themselves. The Consortia is prepared to address these needs on a variety of levels including its density bonus and second unit policies, partnership with the County’s Housing Authority, and encouraging affordable housing development and activities.

Cost Burden

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding. According to the 2008-2012 American Community Survey, nearly 20,000 of the Consortia’s households have a housing cost burden (10,784 renters and 7,955 homeowners). The map below represents location of households with a cost burden in Apple Valley. The heavier cost burdened households are primarily in southeastern area of the jurisdiction



The map below represents location of households with a cost burden in Victorville. Unlike Apple Valley, cost burdened households are primarily located in central and southeastern areas of Victorville.



Are any populations/household types more affected than others by these problems?

According to the American Community Survey 2008-2012 estimates, extremely low income (0-30% AMI) renters are most effected by housing problems. This income group represents nearly half (46%) of all renters in the Consortia with at least one of the four major housing problems. For homeowners, below moderate (50-80% AMI) income households are most effected, representing 33 percent of all homeowners in the Consortia with one or more housing problem. There are limited opportunities to address these household type by the City. However, the needs of these lower income groups are taken into consideration and are generally addressed through the Consortias overall programs for housing affordability and social services.

Certain individuals and families in the Consortia encounter greater difficulty finding affordable housing due to their special circumstances. These special circumstances could be related to age, employment, family type, or other characteristics. Consortia residents include seniors, people with disabilities, female-headed households (single-parent), large households, veterans, homeless people, and others with special needs. Providing housing and support services are essential to meeting their needs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The characteristics and needs of those at risk of becoming homeless include:

- Income at subsistence level where one event can lead to homelessness.

- Current “doubling up” in a housing unit where various events can lead to homelessness.
- Levels of access and length of process to receive support services.

According to the 2015 San Bernardino County Homeless Count, there were 25 families with 58 children who were found living on the streets on the day of the homeless count. One family was located in the Consortia (Victorville). The National Coalition for the Homeless (NCH) states that fastest growing segments of the homeless population are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990s.

The needs of formerly homeless receiving rapid re-housing assistance include:

- On-going case management to address identified needs.
- Sustainable income to achieve permanent housing.
- Adequate resources available from state and federal support programs.

The Consortia works closely with the Homeless Provider Network to assist Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. The goal of the Homeless Provider Network (HPN) is to advocate for the homeless and those at-risk of becoming homeless residing in the County of San Bernardino. The HPN provides a forum and environment where collaborative public and private programs can work to improve the current delivery of services and fill identified gaps in services to the homeless and those at-risk of becoming homeless in the County of San Bernardino.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Consortia has no reliable numerical estimates of at-risk groups. However, the County ESG operational definition of those at-risk of homelessness is set forth in the County’s ESG Program Guide, which indicates that an individual or family qualifies for ESG assistance if it demonstrates:

- An income below 30 percent of median income for the geographic area; and,
- Insufficient resources immediately available to attain housing stability.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Affordability is a major housing characteristic linked with instability and increased risk of homelessness. In addition, lack of housing-related supportive services affects housing stability and increases the risk of homelessness for vulnerable populations such as seniors, persons with

mental illness and persons with substance abuse issues.

However, according to Leanne Driberg, the Chief Executive Officer of Inland Temporary Homes, people often have the misconception that drugs are the main cause of homelessness in the community. "Homelessness is caused by a lack of resources and a safety net like family and friends." According to data Driberg compiled about the demographics of the clients she served in 2010, about 59 percent have no contact with parents (The California Report- Homelessness in San Bernardino, June 30, 2011).

Discussion

State law requires jurisdictions to provide for their share of regional housing needs. The Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Victorville and Town Apple Valley. Victorville is required to provide adequate sites for the construction of 7,371 new dwelling units during the planning period 2014-21. Of these new units, 1,698 should be affordable to Very Low Income households, 1,207 to Low Income households, 1,342 to Moderate income households, and 3,124 to above moderate income households. The Town of Apple Valley has to construct 3,334 units. Of these, 382 are for Extremely Low income; 382 Very Low Income; 541 Low Income; 622 Moderate Income; and 1,407 Above Moderate Income.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For the purpose of this analysis, the furthest right columns of the tables below have been calculated (in red) to determine if a disproportionately greater need exists. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the Consortia that can be useful in describing overall need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	7,625	785	675	84%
White	2,980	455	230	81%
Black / African American	1,715	105	220	84%
Asian	205	65	0	76%
American Indian, Alaska Native	25	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	2,630	155	185	89%

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	5,865	1,680	0	79%
White	2,590	940	0	69%
Black / African American	1,310	105	0	92%
Asian	195	19	0	64%
American Indian, Alaska Native	30	10	0	100%
Pacific Islander	0	0	0	0%
Hispanic	1,630	455	0	85%

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	5,830	3,835	0	60%
White	2,520	1,975	0	56%
Black / African American	735	185	0	80%
Asian	285	95	0	75%
American Indian, Alaska Native	0	20	0	0%
Pacific Islander	0	0	0	0%
Hispanic	2,190	1,485	0	60%

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	2,295	3,065	0	43%
White	1,100	1,870	0	37%
Black / African American	275	265	0	51%
Asian	25	84	0	23%
American Indian, Alaska Native	0	30	0	0%
Pacific Islander	0	0	0	0%
Hispanic	855	795	0	52%

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

- For extremely low income households (0-30% AMI), 84% of the Consortia population experienced a housing problem. A disproportionately greater need exists within this category for American Indian/ Alaskan Native, with 100% of population experiencing a housing problem.
- In income categories 30%-50% AMI, Black/African American (92%) as well as American Indian/ Alaskan Native (100%) experienced a disproportionate greater need.
- In income categories 50% -80% AMI, Black/African American (80%) and Asians (75%) experienced a disproportionate greater need, compared to 60% of the population in that income group as a whole.
- Within the 80-100% AMI categories no group experienced a disproportionately greater need.
- It should be noted that only African Americans appeared more than once in income categories as having a disproportionate greater need relating to 1 of 4 housing problems. Conversely, Hispanics was the only racial group not to have a disproportionate need in any income category. Pacific Islanders data was not available.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to NA-15, disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Severe housing problems include:

- Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50 percent of income

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	6,970	1,440	675	77%
White	2,615	825	230	71%
Black / African American	1,655	165	220	81%
Asian	184	79	0	70%
American Indian, Alaska Native	25	0	0	100%
Pacific Islander	0	0	0	0%
Hispanic	2,420	365	185	81%

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	3,925	3,630	0	52%
White	1,570	1,965	0	44%
Black / African American	995	420	0	70%
Asian	165	45	0	79%
American Indian, Alaska Native	30	10	0	0%
Pacific Islander	0	0	0	0%
Hispanic	1,090	995	0	52%

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	2,325	7,340	0	24%
White	795	3,700	0	18%
Black / African American	215	705	0	23%
Asian	140	240	0	37%
American Indian, Alaska Native	0	20	0	0%
Pacific Islander	0	0	0	0%
Hispanic	1,125	2,560	0	31%

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percentage as Whole
Jurisdiction as a whole	555	4,805	0	10%
White	230	2,740	0	8%
Black / African American	55	480	0	10%
Asian	15	95	0	14%
American Indian, Alaska Native	0	30	0	0%
Pacific Islander	0	0	0	0%
Hispanic	255	1,395	0	15%

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

- For extremely low income households (0-30% AMI), 77% of the Consortia population experienced a severe housing problem. A disproportionately greater need exists within this category for American Indian/ Alaskan Native, with 100% of population experiencing a severe housing problem.
- In income categories 30%-50% AMI, Black/African American (70%) as well as Asians (79%) experienced a disproportionate greater need.
- In income categories 50% -80% AMI, only Asians (37%) experienced a disproportionate greater need, compared to 60% of the population in that income group as a whole.
- Within the 80-100% AMI categories no group experienced a disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

A person is considered to have a housing cost burden when he or she spends more than 30% of gross income on housing expenses. As before, the same methodology applies to calculating disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%		30-50%		>50%		No / negative income (not computed)
Jurisdiction as a whole	28,915	53%	11,570	21%	12,935	24%	735
White	16,280	56%	5,525	48%	5,105	39%	230
Black / African American	2,405	8%	1,785	15%	2,825	22%	280
Asian	855	3%	370	3%	545	4%	0
American Indian, Alaska Native	89	0%	30	0%	25	0%	0
Pacific Islander	15	0%	4	0%	0	0%	0
Hispanic	8,685	30%	3,665	32%	4,270	33%	185

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2008-2012 CHAS

Source:

Discussion

When comparing the jurisdiction as a whole, Whites (48%) and Hispanics (32%) experienced disproportionately greater housing cost burden (Paying 30-50% on housing) than other racial/ethnic groups in the Consortia. However only Whites (39%) are disproportionality effected as it relates to severe cost burden (paying >50% on housing). It should be noted that only Whites have a disproportionate need as it relates to housing cost burden and severe housing cost burden compared to the Consortia as a whole.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

- For extremely low income households (0-30% AMI), 84% of the Consortia population experienced a housing problem. A disproportionately greater need exists within this category for American Indian/ Alaskan Native, with 100% of population experiencing a housing problem.
- In income categories 30%-50% AMI, Black/African American (92%) as well as American Indian/ Alaskan Native (100%) experienced a disproportionate greater need.
- In income categories 50% -80% AMI, Black/African American (80%) and Asians (75%) experienced a disproportionate greater need, compared to 60% of the population in that income group as a whole.
- Within the 80-100% AMI categories no group experienced a disproportionately greater need.
- It should be noted that only African Americans appeared more than once in income categories as having a disproportionate greater need relating to 1 of 4 housing problems. Conversely, Hispanics was the only racial group not to have a disproportionate need in any income category. Pacific Islanders data was not available.

Severe Housing Problems

- For extremely low income households (0-30% AMI), 77% of the Consortia population experienced a severe housing problem. A disproportionately greater need exists within this category for American Indian/ Alaskan Native, with 100% of population experiencing a severe housing problem.
- In income categories 30%-50% AMI, Black/African American (70%) as well as Asians (79%) experienced a disproportionate greater need.
- In income categories 50% -80% AMI, only Asians (37%) experienced a disproportionate greater need, compared to 60% of the population in that income group as a whole.
- Within the 80-100% AMI categories no group experienced a disproportionately greater need.

Cost Burden

When comparing the jurisdiction as a whole, Whites (48%) and Hispanics (32%) experienced disproportionately greater housing cost burden (Paying 30-50% on housing) than other racial/ethnic groups in the Consortia. However only Whites (39%) are disproportionality effected as it relates to severe cost burden (paying >50% on housing). It should be noted that only Whites have a disproportionate need as it relates to housing cost burden and severe housing cost burden compared to the Consortia as a whole.

If they have needs not identified above, what are those needs?

No other needs were observed in this analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Similar to many California jurisdictions, the City of Victorville and Town of Apple Valley have neighborhoods in which either Whites or Hispanics make up the majority of residents. However, ethnic / racial groups are distributed relatively even across both jurisdiction's geographic area, which makes for a fairly integrated Consortia.

This statement is evidenced by the Consortia's 2016 Assessment of Fair Housing (AFH) . Part of the assessment was an analysis of the Consortia's "index of dissimilarity". The index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across component geographic areas that make up a larger area. Values range from 0 to 100, where higher numbers indicate a higher degree of segregation among the groups measured.

Dissimilarity index values of 0 to 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. Below are results from both Consortia members:

Apple Valley.

Historically, the Dissimilarity Index has been trending upward in almost all of the racial/ethnic categories from 1990 through 2010 for Apple Valley. Black/White populations experience the highest rates of segregation in the jurisdiction with an Index of 24.46. However, this and the other categories are under 40.0 and are therefore considered relatively low indicators of segregation in the jurisdiction.

Victorville.

Trends indicate that the Victorville area has a very low degree of segregation, with the lowest percentage of segregation among the non-white and white population at 14.50%. The highest segregation index was among the black and white population with an index percent of 18.46, still within a low segregation range.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Between 1/1/2016 and 12/31/2016, 159 voucher holders leased up in Victorville and 50 voucher holders leased up in Apple Valley. The average housing assistance payment is \$570.32.

The Housing Authority of the County of San Bernardino (HACSB) has been one of the leading providers of affordable housing in the County of San Bernardino for over 70 years. San Bernardino County is the largest county by land area in the contiguous United States consisting of 24 cities and covering over 20,000 square miles of land. By population, it is the twelfth largest county in the nation, with more residents than 15 of the country's states. The population of San Bernardino County has grown by almost five percent between 2010 and 2013 and is expected to continue to rise over the next several years. HACSB serves in excess of 30,000 people, most of whom are seniors, disabled individuals and children. Information provided by HUD indicates that the total number of Housing Choice Vouchers for the County of San Bernardino is 6,508, with 4,660 being "portable" vouchers where the tenant may use them for any HUD-approved participating property. A total of 54 of the portable vouchers were special purpose vouchers for Veterans Supportive Housing and none were for the Family Unification Program or for disabled persons.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,177	5,277	517	4,660	54	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,755	14,084	14,172	13,978	14,467	0
Average length of stay	0	0	6	6	1	7	0	0
Average Household size	0	0	3	2	1	2	1	0
# Homeless at admission	0	0	0	30	1	22	7	0
# of Elderly Program Participants (>62)	0	0	239	1,122	357	754	3	0
# of Disabled Families	0	0	200	1,284	39	1,200	28	0
# of Families requesting accessibility features	0	0	1,177	5,277	517	4,660	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	644	2,226	372	1,791	38	0	0
Black/African American	0	0	425	2,911	114	2,763	16	0	0
Asian	0	0	57	94	21	70	0	0	0
American Indian/Alaska Native	0	0	3	27	5	22	0	0	0
Pacific Islander	0	0	29	12	3	9	0	0	0
Other	0	0	19	7	2	5	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	504	1,326	167	1,132	14	0	0
Not Hispanic	0	0	670	3,951	350	3,528	40	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

During the development of the ConPlan, the San Bernardino County Housing Authority was surveyed. According to the survey, there are no current requests on file for public housing tenants within the Consortia. However, approximately 1% of public housing applicants and 7% of Housing Choice Voucher applicants on the wait list have requested the need for accessible units on their pre-applications. The types of accessibility features requested by these households are not identified. Design features that meet the needs of people with mobility impairments may not meet the accessibility needs of persons with other types of disabilities such as sensory, cognitive, self-care, or independent living difficulties. Persons with these types of disabilities may require a different set of accessible design features.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance?

Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

According to the Housing Authority of the County of San Bernardino, Public housing residents and Housing Choice Voucher holders have extremely low incomes. As a result, public housing residents and voucher holders need help increasing their incomes through job training, financial literacy, credit score improvement, and financial assistance to afford the region's housing costs and move toward self-sufficiency.

How do these needs compare to the housing needs of the population at large

Similar to residents receiving subsidized housing assistance, the population at large is experiencing cost burden, which could mean a high risk of homelessness. According to the 2008-2012 American Community Survey, nearly 20,000 of the Consortia's households have a housing cost burden (10,784 renters and 7,955 homeowners).

Discussion

The Housing Authority of the County of San Bernardino has taken a proactive approach in improving the lives of its residents in public housing. From ensuring their homes are kept in good repair to emphasizing customer service to engaging in resident self-sufficiency programs such as connecting residents to contracted staff to assist in job search. HACSB provides after school services for children at various sites and also is looking to partner with various agencies such the County of San Bernardino Pre School Services department to bring onsite services to our communities.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness: "A person is considered homeless only when he/she resides in one of the places described below:

- in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- in an emergency shelter; or
- in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter."

People can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household's homeless experience.

The County of San Bernardino, like many other counties, has a substantial number of households that are at risk of becoming homeless. The Census Bureau noted that 19 percent or nearly 133,000 households consisting of about 400,000 residents in San Bernardino County were living below poverty level as reported in the 2013 American Community Survey. Also, according to the U.S. Census Bureau there were more than 120,000 households consisting of about 400,000 persons (nearly one of every five residents) in San Bernardino County who were members of a household whose annual income was less than \$25,000 in 2013. There were approximately 65,000 households consisting of approximately 200,000 persons whose annual income was less than \$15,000 a year.

Due to the transient nature of the homeless population, estimating the precise number of homeless persons in a community is a difficult, if not impossible, challenge. Measuring the number of homeless individuals is a difficult task in part because, in most cases, homelessness is a temporary, not permanent, condition. Also, neighboring jurisdictions often share the responsibility of servicing and assessing common homeless persons. Therefore, much of the data within this section will come from the 2016 County Wide Point in Time Survey.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

There were 1,887 persons who were homeless on January 28, 2016 according to the San Bernardino 2016 Homeless Count and Survey Final Report. Of these persons, 45 resided in Apple Valley (6 sheltered and 39 unsheltered). 264 resided in Victorville (66 sheltered and 198

unsheltered) . The previous homeless count and subpopulation survey was completed in 2015 during which 2,140 persons were counted. A comparison of the last two counts reveals that 253 fewer persons were counted in 2016 which represents a decrease of 12%.

Breakdown by Subpopulations 2016

- # % Chronically Homeless Adults 360
 - Families including Chronically Homeless Families 22
 - Persons w/HIV/AIDS 26
 - Persons w/ Mental Health Problems 228
 - Substance Users 277
 - Veterans 92
 - Victims of Domestic Violence 230
 - Youth 18 – 24 105
 - Persons Released from Prisons & Jails 263
 - Persons w/ Chronic Health Conditions 345
 - Seniors Age 62+ 101
- Total: 2049

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Of the 1,191 unsheltered persons count 44 were children under age 18 in families. Below details the type and number of families with children:

- American Indian 8
 - Black or African American 10
 - White 13
 - Multiple Races 13
- Total: 44

In 2016, there were 121 homeless veterans which has decreased significantly (from 176) in San Bernardino County during the past year.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2016 Point-in-Time Survey identified the following racial and ethnic makeup of the homeless population:

- American Indian or Alaska Native 55
- Asian 19
- Black or African American 222
- Native Hawaiian or Other Pacific Islander 8
- White 814
- Multiple Races 73

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 1,887 persons counted in 2016, 1,191 or 65% were unsheltered, which is defined by the U.S. Department of Housing and Urban Development (HUD) as “An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.” Of these 1887 persons, 177 were located in the consortia.

696 persons or 36.9% were sheltered. Of these 696 persons, 318 were counted in shelters or received a motel voucher and 378 were counted in transitional housing programs. HUD states that persons living in shelters or transitional housing programs on the night of the count must be included in the homeless count and subpopulation survey. 72 of these homeless individuals were located in the consortia.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing. These groups include:

- The elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with alcohol or drug addictions; and
- Victims of domestic violence.

Additionally, individual regions often contain specific subgroups that face challenges unique to the region. This section is intended to identify the nature and extent of these needs as well as strategies being implemented to address these needs.

Describe the characteristics of special needs populations in your community:

Victorville

Elderly and Frail Elderly:

The special needs of many elderly households result from their fixed incomes, higher rate of physical disabilities and common need for assistance from others. Elderly or senior citizen is defined as age 65 or older. In 2010, 9,412 or 8.1% of Victorville's residents were elderly. Approximately 13.2% of Victorville residents with incomes below the poverty level were elderly. For the 2010 Census, poverty level was defined as having an annual income of \$10,458 or less.

Senior citizen households are likely to be on fixed low incomes and at a greater risk of housing over payment. In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. They often require ramps, handrails, lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Because of their limited mobility, the elderly also often need to live close or have transportation assistance to shopping and medical facilities.

Disabled

Physical and mental disabilities can hinder access to housing units of conventional design as well as limit the ability of the disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mentally disabled individuals include those disabled by a psychiatric illness or injury, including schizophrenia, Alzheimer's disease, AIDS-related infections and conditions

related to brain trauma. Disabilities tabulated by the Census include sensory, physical and mental limitations.

According to 2015 ACS data, 7.6% of Victorville's and 11.6 % of Apple Valley's population had a disability under age 65 years. Disabilities of these residents included each of the categories tabulated by the Census, with most persons having physical disabilities.

Homeless, Transitional and Emergency Shelters

Throughout the County, homelessness has become an increasing problem. Previous factors contributing to the rise in homeless included the general lack of housing affordable to very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, the de-institutionalization of the mentally ill, and increasing drug abuse. The current increase has been related to the increase in the number of layoffs and loss of employment which results in the inability to afford housing. Additionally, homelessness can result from the need to get out of an abusive relationship, or by an unexpected event such as a fire, flooding or earthquake destroying the housing.

The High Desert Homeless Services, Inc. (HDHS) is a local, private, non-profit 501(c)(3) organization, located in Victorville that has been assisting homeless persons since June 1988. The mission of HDHS is to assist residents of the Victor Valley and High Desert area of San Bernardino County who have been displaced from long-term housing due to natural disaster or loss of income, and to assist non-residents by providing short-term emergency shelter. HDHS has been maintaining data on clients' and shelter needs for those clients contacting the organization. That data estimates that they serve approximately 1,800 -2,000 clients each year, with 16 to 19% listing Victorville as their last place of residence. According to High Desert Homeless Services, approximately fifty percent (50%) of the homeless persons contacted choose to remain homeless regardless of what assistance is offered.

Apple Valley

The Elderly

The 2010 Census identified 10,666 persons 65 years of age or older in Apple Valley. The Census further identified that there were 7,636 households with one or more of the members of the household being 65 years of age or older. Of the Town's owner-occupied units, 5,522 consisted of a householder of 65 years of age or older, while 1,151 renter-occupied units were occupied by a householder of over 65.

Disabled Persons

The 2010 Census identified 8,410 persons in Town with disabilities, of which 3,238 were persons over the age of 65. The California Building Code requires that all new multi-family construction include a percentage of units accessible to persons with disabilities. The Town's Building Department requires compliance with these standards as part of the Building Permit review and inspection process, as does every other community in the country. The Town has no requirements which would constrain the development of housing for disabled persons – housing for disabled persons, whether in a group setting, apartment or condominium project, or a single

family home, is not considered any differently than housing for any other member of the community. There are no requirements for concentration of residential care facilities; no site planning requirements that constrain housing for persons with disabilities; the Development Code defines family consistent with the federal definition, as one or more individuals in a household; and no parking requirements for any and all housing types that serve persons with disabilities.

Homeless, Transitional and Single Room Occupancy Housing

The County of San Bernardino Homeless Partnerships conducted a survey of homeless persons in 2013. That survey counted homeless persons on the streets, in shelters, and at other locations, to estimate the number of homeless persons in the County. There were a reported 2,321 adults, and children who were homeless on a given day in San Bernardino County. In the Victor Valley there were 352 reported homeless, with 292 of those in the neighboring city of Victorville, There was only one homeless person reported in Apple Valley. Assuming that because the survey was conducted on a cold January day, there may have been a few more homeless that could not be located, due to seeking shelter in other locations.

The 2010 Census reports 461 people living in group quarters and 161 people in non-institutionalized group quarters. Three shelters are available in the adjacent city of Victorville: two domestic violence shelters, High Desert Domestic Violence and Victor Valley Domestic Violence shelters, which offer safe housing (a total of 44 beds) and services to women and their children; and High Desert Homeless Services, which provides 55 beds, as well as support services. In addition, a number of organizations, including Catholic Charities, Church of the Valley, Feed My Sheep, High Desert Communities Food Bank and the Salvation Army provide support services to the homeless in Apple Valley and the region.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly

Due to their fixed retirement income, seniors may need assistance to maintain and improve their homes. Seniors may also require accessibility improvements for their homes over time.

Persons with Disabilities.

People with disabilities may also live in independent or group housing. The City enforces disabled accessibility requirements for new housing, allows residents to modify their homes to improve accessibility, and provides improvement and rehabilitation grants for homeowners. In many cases, however, disabilities could be mental or developmental in nature. For individuals requiring more specialized care, the Consortia offers a range of group housing arrangements, including licensed community care facilities, alcohol and drug rehabilitation, and skilled nursing facilities.

Homeless, Transitional and Single Room Occupancy Housing

The needs of homeless people are as varied as the reasons for their homelessness. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness. Consortia is committed to actively addressing the needs of homeless people through its housing and service policies and programs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year—and their stage of disease at diagnosis—is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved Consolidated Plan SAN BERNARDINO COUNTY 73 OMB Control No: 2506-0117 (exp. 07/31/2015) surveillance methods allows resources to be better directed for programs and resources to the populations most affected. The Centers for Disease Control and Prevention’s annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2011 for the Riverside-San Bernardino-Ontario MSA. Within the MSA in 2011, approximately 10,601 persons were living with HIV and approximately 8,026 persons were living with AIDS.

Discussion:

The National Coalition on Homelessness reports that the lack of affordable housing is a critical problem facing a growing number of people living with HIV and AIDS. The costs of health care and medications for people living with HIV/AIDS are often too high for people to keep up with. In addition, persons living with HIV/AIDS are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50 percent of persons living with HIV/AIDS in the United States are at risk of becoming homeless.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

After celebrating 20 years of incorporation, Apple Valley's staff and elected officials embarked on the development of Vision 2020 strategic plan, setting the stage for a successful future. The City prioritized 10 goals. Number four was ensuring ADEQUATE AND WELL-MAINTAINED INFRASTRUCTURE. Below is the goal's objective and specific strategies:

Objective: To provide the infrastructure necessary for Apple Valley's residents and businesses to live and grow.

Strategies:

- 4.1 Continue to work cooperatively with neighboring jurisdictions and agencies to develop the regional wastewater treatment facility.
- 4.2 Explore opportunities for municipal management of utilities.
- 4.3 Seek to resolve water resource issues in North Apple Valley.
- 4.4 Complete and implement the Watershed Management Plan.
- 4.5 Promote greater public understanding of water resources and other public infrastructure issues through education and outreach.

How were these needs determined?

City of Apple Valley's Vision 2020 strategic plan

Describe the jurisdiction's need for Public Improvements:

Roadway capacity is defined as the number of vehicles that may pass over a section of roadway in a given time period under prevailing conditions. The "Level of Service" (LOS) typically describes the capacity of a roadway and the degree to which it is being utilized. LOS is a qualitative measurement. It describes operational conditions within a traffic stream and considers speed, travel time, driving comfort, safety and traffic interruptions. Levels of Service are described as a range of alphabetical connotations, "A" through "F," which are used to characterize roadway operating conditions. LOS A represents the best, free flow conditions, and LOS F indicates the worst conditions, and system failure. Levels of service are also sometimes represented as volume to capacity ratios, or vehicle demand divided by roadway capacity. As the ratio approaches 1.00, roadway operations approach LOS F.

Traffic engineers and transportation planners are involved in on-going efforts to strike a balance between providing ideal roadway operating conditions and controlling the costs of infrastructure and right-of-way needed to assure those conditions. Roadway capacity can be increased by adding travel or turning lanes, constructing raised medians and/or restricting vehicle access to a roadway. Traffic flow can be substantially improved by reducing the number of vehicle conflict points and thereby avoiding the loss of capacity caused by disruptions to traffic flow caused by vehicles entering or leaving the roadway. Roadway capacity can also be influenced by the

availability of alternative means of transportation The Town has traditionally used LOS C as its standard for acceptable roadway conditions. As the Town builds out, however, this standard may not be maintained in all locations.

How were these needs determined?

Town of Apple Valley General Plan/ Circulation Element

Describe the jurisdiction’s need for Public Services:

In order to meet the community’s essential infrastructure and service needs, provision must be made for continued funding of public services and facilities. The construction and/or expansion of new infrastructure and service facilities is essential to support the Town’s current residents and business, and to accommodate future growth. The Department of Public Works, which regularly reviews the current state of infrastructure, is also tasked with planning for future facilities and their funding. The Town routinely prepares and updates a Capital Improvement Program (CIP), which identifies proposed and existing projects that require governmental funding, such as traffic signals, street widenings, parks and recreation facilities, public parking lots and municipal buildings. The use of the five-year Capital Improvements Program planning process can be expanded to better coordinate this activity with the planning of other agencies. The Finance Department reviews requests for public services and facilities’ expansion. A variety of funding sources and mechanisms are used to fund these improvements, including Measure A Tax, franchise taxes, and developer fees.

The Town must coordinate with a variety of public and quasi-public agencies and organizations to ensure the provision of adequate, cost-effective and conveniently located facilities. It should continue to do so at least annually to ensure that utilities mapping is up to date, and to assure that adequate funding is available through the capital improvement planning process and developer fees to maintain and expand public services and facilities. New funding sources, including a possible New Construction tax, should continually be explored and identified. Education and health care are important components in the community’s quality of life and may also serve to attract new businesses and residents. The Town should continue to explore the siting of new healthcare and educational facilities. These may include, but are not limited to, a possible branch of the San Bernardino County Museum in Apple Valley, as well as a four-year science and math teaching college/university in conjunction with the Academy for Academic Excellence. The Town should support, as much as feasible, future expansion and updated facilities at St. Mary Medical Center, as well as other public and private health care facilities and programs.

How were these needs determined?

Town of Apple Valley General Plan/ Public Services and Facilities

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in the Consortia by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

According to the 2012 ACS, there were a total of 61,510 housing units within the Consortia. The majority of housing is single-family, detached homes at 78% (48,059) of the housing units. This type of unit is generally occupied by homeowners. Fifty – seven percent of all units in the Consortia are owner occupied. The Consortia’s housing market is characterized by fairly new housing stock in which 67% of homes built after 1980.

In an article by the High Desert Report – April 2015 Quarterly Economic Review, the economic downturn and the resulting recession caused many properties within the High Desert area (Adelanto, Apple Valley, Barstow, Hesperia, and Victorville) had a dramatic reduction in value. However, over the last three years, 2012 through 2014, all the cities except Barstow have experienced positive growth in assessed value for residential properties (Figure 1). Over the two year period, Apple Valley experienced a 11.5% higher residential value, and Victorville 12.7%. In summary, higher assessed value general means Consortia families are participating in the housing market at a positive rate and shows strong growth. However, continued growth in the Consortia could make housing unaffordable for low-moderate households. This is a topic further explored later in this section.

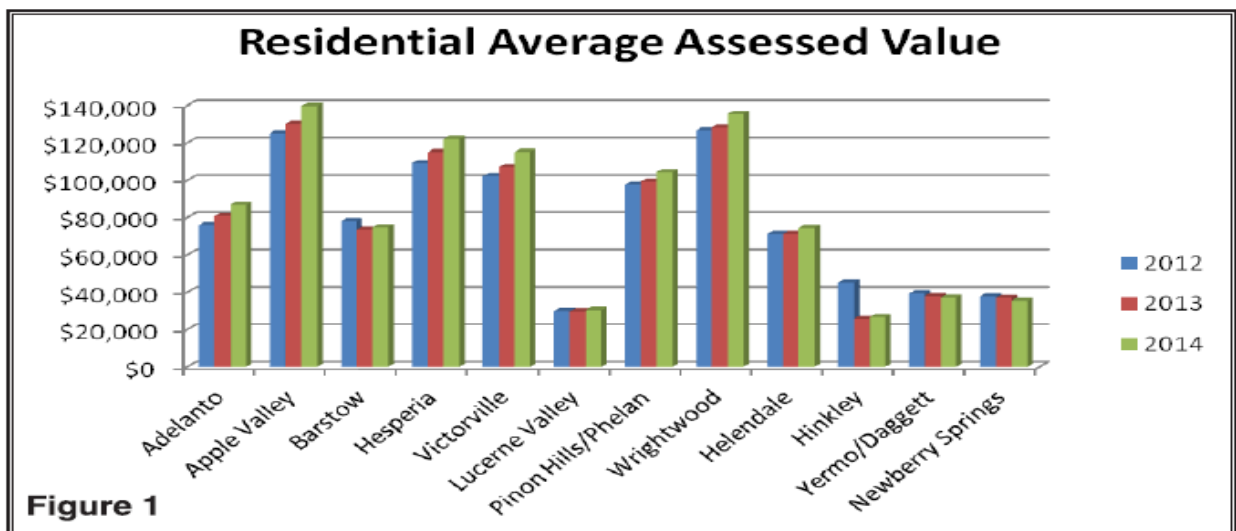


Figure 1

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

The plan must describe the significant characteristics of the jurisdiction's housing market. This section details the supply of housing currently in the market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	48,059	78%
1-unit, attached structure	1,019	2%
2-4 units	4,132	7%
5-19 units	3,240	5%
20 or more units	1,849	3%
Mobile Home, boat, RV, van, etc	3,211	5%
Total	61,510	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	85	0%	223	1%
1 bedroom	241	1%	1,450	7%
2 bedrooms	3,945	11%	7,431	38%
3 or more bedrooms	30,642	88%	10,706	54%
Total	34,913	100%	19,810	100%

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Victorville

City of Victorville has fourteen housing projects that have affordability restrictions based on federal housing program funds and/or local sources. These funding sources include:

- Section 8 Rental Assistance Program which provides rental subsidies which represent the difference between the excess of thirty percent (30%) of the gross monthly income and the actual rent.
- FHA 203(b) which provides loan guarantees in the form of mortgage payment insurance.
- Section 42 Tax Low-Income Housing Tax Credit Program which offers federal and state income tax credit to encourage low-income housing production and lower rents.

- California Tax Credit Allocation Committee (CTCAC) which administers tax credits to encourage private investment in affordable rental housing.
- Mortgage Revenue Bond Financing which are bonds issued through San Bernardino County to support the development of housing for low and moderate income households.
- HOME and CALHOME Program which is a federally sponsored program that provides grants to state and local governments and non-profit organizations to assist low-income housing.

The Victorville Housing Trust was created to manage the assets of the previous redevelopment agency. While the set-aside funds are also gone, the Housing Trust may have other funds, but also will negotiate with existing property owners to keep restrictions in place.

Government Subsidized Housing Projects

Name / Location	Number of Subsidized Units	Total Number of Units per Project	Type of Financing	Expiration of Affordability Requirement
Northgate Village Aptmnts 17251 Dante Street	68	68	Section 8, State, RDA	2060
Rodeo Drive Apartments 14200 Rodeo Drive	99	99	Section 8, FHA	2011
Sherwood Villa Aptmnts 14900 Arlette Drive	101	101	Section 8, FHA	2011
Gold West Apartments 15252 Seneca Road	18	88	MF Mortgage Revenue Bonds	2017
Summer Breeze Aptmnts 14959 Seneca Road	34	168	MF Mortgage Revenue Bonds	2018
Newporter Apartments 15251 Seneca Road	40	200	MF Mortgage Revenue Bonds	2015
Wimbledon Apartments 16950 Jasmine Street	58	289	MF Mortgage Revenue Bonds	2031
Village Oak Apartments 14449 Begonia Road	116	116	Section 42 Tax Credit Units	2054
Northside Commons 16733 Sunhill Drive	82	83	Section 42 Tax Credit Units	2057
Kimberly Park Aptmnts 15135 Kimberly Drive	131	132	Section 42 Tax Credit Units	2058
Impressions at Valley Center 15500 Midtown Drive	99	100	CTAC, HOME, RDA	Perpetuity
Village at Victorville 16711 Chalon Road	79	80	CTAC	2061
Casa Bella Family Aptmnts 16980 Nisqualli Road	286	288	CTAC	2063
Rodeo Meadows	48	48		
Source: Apple Valley/ Victorville Consolidated Plan, FY 2007-2012				

Apple Valley

The Town of Apple Valley does not have units with the potential to convert to market-rate within 10 years

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Victorville

Five complexes totaling 292 units have the potential to convert to market-rate within 10 years. Below is the list of units and an update on their conversion:

Name	Target and number at Risk	Affordability Expiring Year	
Sherwood Villa Apartments	101 Very Low units	2011	
Rodeo Drive Apartments	99 Low units	2011	
Gold West Apartments	8 Low Income, 10 Moderate Income units (Total 18 units)	2017	
Summer Breeze Apartments	14 Low Income, 20 Moderate Income units (Total 34 units)	2018	
Newporter Apartments	16 Low Income, 24 Moderate Income units (Total 40 units)	2015	
Rodeo Meadows	48 units		
total	292 units expired or expiring		

Apple Valley

According to the City's 2014 Housing Element, there are no units at risk of losing their affordability restrictions in Apple Valley in the next ten years.

Does the availability of housing units meet the needs of the population?

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. This process is called a Regional Housing Needs Assessment (RHNA). Based on this assessment, the availability of housing units does not meet the needs of

the Consortia' population. To meet this need, the Consortia would need to develop an additional 10,705 units of various income levels. This need is detailed further in the next section.

Describe the need for specific types of housing:

Victorville

LARGE FAMILY HOUSING

There were a total of 32,558 households in Victorville according to the 2010 US Census Report. More than three quarters of these households (79.6%) are family households, similar to the 76.9% family households for the County. Singles comprised less than one fifth (15.6%) of Victorville households, similar to the 17.7% for the County.

Victorville's average household size for all households is 3.40 persons per household and average family household size is 3.77 persons per household. These household sizes are higher than the County, which had an average household size for all households of 3.26 persons per household. Average family household size in the County is 3.68 persons per household. Victorville has a relatively high percentage of children less than 19 years of age when compared to the County and the State.

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides sufficient living space for their needs. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches.

According to the 2010 Census, the incidence of overcrowding in Victorville was small, with approximately 6.3% or 1,963 of the City's households defined as overcrowded, compared with 8.8% county-wide. Although Victorville has less overcrowding, the household size of renter-occupied units is much larger in Victorville (3.56) compared to the County (3.28) and nearly equal for owner-occupied units, having 3.31 and 3.25 respectively. This may be an indication, that for Victorville's renter households, finding adequately sized housing could be a housing problem.

Apple Valley

SENIOR HOUSING

The 2010 Census identified 10,666 persons 65 years of age or older in Apple Valley. The Census further identified that there were 7,636 households with one or more of the members of the household being 65 years of age or older. Of the Town's owner-occupied units, 5,522 consisted of a householder of 65 years of age or older, while 1,151 renter-occupied units were occupied by a householder of over 65. The 2000 Community Housing Affordability Strategy (CHAS), determined that 31.5% of persons over 65 were paying more than 30% of their income for housing.

DISABLED HOUSING

The 2010 Census identified 8,410 persons in Town with disabilities, of which 3,238 were persons over the age of 65.

Discussion

The Consortia's goal is to create 1,231 new units for extremely-low income households by 2021. These units could be developed for homeless residents, which several community stakeholders during the public participation process highlighted as an important need for the Consortia. Specifically, a "Housing First" approach is currently being implemented by several local and regional agencies as a way to provide homeless people with permanent supportive housing quickly and then provide services as needed, significantly reducing the time people experience homelessness and prevent further episodes of homelessness. To accomplish this objective, the Consortia will need an available supply of extremely-low housing units.

DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

According to High Desert Report: 2016 Regional Housing Market Outlook, home sales activity continued to improve in the High Desert region at the beginning of 2016. The number of single-family detached homes sold in February 2016 increased 4.5% when compared to the same time last year. In fact, sales have been improving on a year-over-year basis for every month since March 2015. The year 2015 was also the first year since 2009 that the market experienced a year-over-year gain in sales. With the economy expected to improve in the upcoming year, sales in the regional housing market should continue to grow with a mid-single digit in 2016.

Cost of Housing

Victorville	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	\$95,600	\$183,800	92%
Median Contract Rent	\$896	\$1,178	31%
Apple Valley	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$109,500	\$165,300	51%
Median Contract Rent	\$818	\$1,000	22%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,901	9.6%
\$500-999	11,306	57.1%
\$1,000-1,499	5,764	29.1%
\$1,500-1,999	655	3.3%
\$2,000 or more	184	0.9%
Total	19,810	100.0%

Table 29 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	645	No Data
50% HAMFI	2,390	3,690
80% HAMFI	11,524	10,015
100% HAMFI	No Data	14,205
Total	14,559	27,910

Table 30 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	798	945	1,187	1,672	2,056
High HOME Rent	743	797	958	1,099	1,206
Low HOME Rent	586	628	753	871	972

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above- Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The Consortia must also plan for the needs of extremely low-income households, which is assumed to be 50 percent of the very low-income share. The number of units by jurisdiction, by income level, to be fulfilled are as follows:

Victorville

Income Category	Housing Unit Construction Need by Income Group
Extremely Low	849
Very Low Income	849
Low Income	1,207
Moderate Income	1,342
Above Moderate Income	3,124
Total Units Needed	7,371

Source: SCAG 2011

Apple Valley

Income Category	Housing Unit Construction Need by Income Group
Extremely Low	382
Very Low Income	382
Low Income	541
Moderate Income	622
Above Moderate Income	1,407
Total Units Needed	3,334

Source: SCAG 2011

How is affordability of housing likely to change considering changes to home values and/or rents?

Home Value

According to the most recent ACS data available for both jurisdictions, Victorville’s home value increase by 92%, more than 17% higher than the County over the same period of time. Precipitous rise in housing costs could lead to many residents, particularly below moderate households and first –time home buyers, unable to afford housing within the jurisdiction.

Conversely, Apple Valley’s home values remains some of the lowest in the High Desert Region. Although Apple Valleys home value increased by 51% over the 13 year period, it was still lower than the County’s (-24%) and much lower than Victorville’s (-41%).

Rents

Medium contract rents in the Consortia remained relatively low (Victorville 31% and Apple Valley 22%) compared to the 69% increase for the County over the 13-year period. Similar to home values, Apple Valley’s rents increase was 46% less than the County’s and 9% less than Victorville over the 13-year period.

Victorville	Base Year: 2000	Most Recent Year: 2013	% Change	San Bernardino County % Increase	% Difference
Median Home Value	\$95,600	\$183,800	92%	75%	+17%
Median Contract Rent	\$896	\$1,178	31%	69%	- 38%
Apple Valley	Base Year: 2000	Most Recent Year: 2013	% Change		
Median Home Value	\$109,500	\$165,300	51%	75%	-24%
Median Contract Rent	\$818	\$1,000	22%	69%	-46%

Source 2000 Census and 2013 ACS Data

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2013 ACS data, the area median contract for Victorville was \$1,178 and Apple Valley \$1,000 which falls between the High HOME Rent for a 3 and 4-bedroom unit, and also 2-bedroom unit under Fair Market Rent. However, low HOME rent would be inadequate for residents within the Consortia (Table 36).

The Consortia placed high priority on increasing the supply of affordable housing through new construction. The Consortia will continue to encourage developers, non-profits and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California. Also, now the City of Victorville has put in place a TEFRA Hearing process to review and/or approve proposed affordable housing projects.

Both jurisdictions renewed their HOME Consortia Agreement, formalizing the HOME Program Consortia into one geographically contiguous unit. The HOME Consortia has and will continue to receive funds annually as an entitlement jurisdiction.

Discussion

The median home price of the High Desert region remained on an upward trend in the most recent month. When compared to last year, the regional median price increased 8.5% to \$203,600 in February. Over the last twelve months, the year-over-year gain in median price has an average of 9.6%, slightly higher than the statewide average of 6.0% for the same time frame. Home prices in the High Desert region have been improving since 2012, with its annual median price increasing 24.5% in 2013, 16.6% in 2014, and 9.2% in 2015. Despite the upward trend in price in recent years, the regional median price in February 2016 remained 39.6% below the cyclical peak reached in June 2006 but was up 90.9% from the recent cyclical bottom reached in April 2009. For the rest of 2016, increase in housing demand in the region should put upward momentum on home prices as the economy continues to improve. The regional median price could increase year over year by a mid-to high-single digit in 2016. (The High Desert Report, 2016 ECONOMIC AND HOUSING MARKET OUTLOOK, June 7, 2016)

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section provides details on the condition of housing units throughout the Consortia by looking at factors such as age, vacancy, and the prevalence of housing problems.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety. Substandard housing suitable for rehabilitation is determined on a case-by-case basis depending on the cost to rehabilitate and resulting continued viability (life) of the housing versus the cost of demolition and reconstruction.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,346	38%	11,000	56%
With two selected Conditions	510	1%	1,257	6%
With three selected Conditions	43	0%	12	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,014	60%	7,541	38%
Total	34,913	99%	19,810	100%

Table 32 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,973	34%	5,237	26%
1980-1999	15,850	45%	8,166	41%
1950-1979	6,319	18%	5,493	28%
Before 1950	771	2%	914	5%
Total	34,913	99%	19,810	100%

Table 33 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,090	20%	6,407	32%
Housing Units build before 1980 with children present	10,170	29%	5,305	27%

Table 34 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The Consortia has relatively younger housing stock with approximately 80% of owner-occupied and 70% of renter occupied housing developed after 1980. This is important because the age of a jurisdiction's housing stock has a direct correlation with the amount and severity of rehabilitation needed. As a general rule, homes older than 30 years generally need repairs (e.g., new roof, plumbing, siding, etc.) and in some cases may require lead paint abatement. Homes older than 50 years frequently need new electrical, plumbing, roofing, and other major subsystems. Homes older than 70 years, unless regularly maintained, require substantial rehabilitation. Based on this rule, the majority of the rehabilitation housing needs of the Consortia could be considered as minor to moderate.

Homes built before or after certain dates are indicators of housing quality, because building codes have significantly changed over time. For example, homes built after 1971 typically have a greater level of seismic reinforcement, since they were built after seismic codes were changed following the Sylmar Earthquake. Homes built after 1978 also tend to have the least incidence of lead paint, a known health hazard for children. However, in both these cases, homes can be retrofitted to current standards.

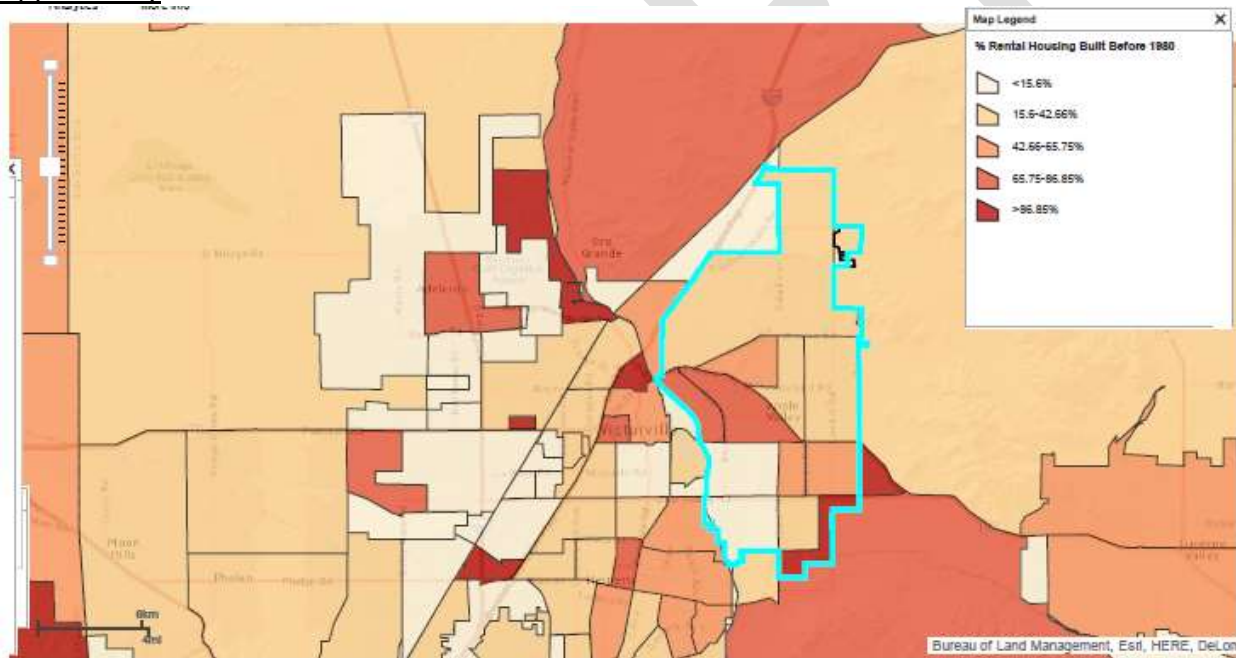
Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Low-income households that earn between 0-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning.

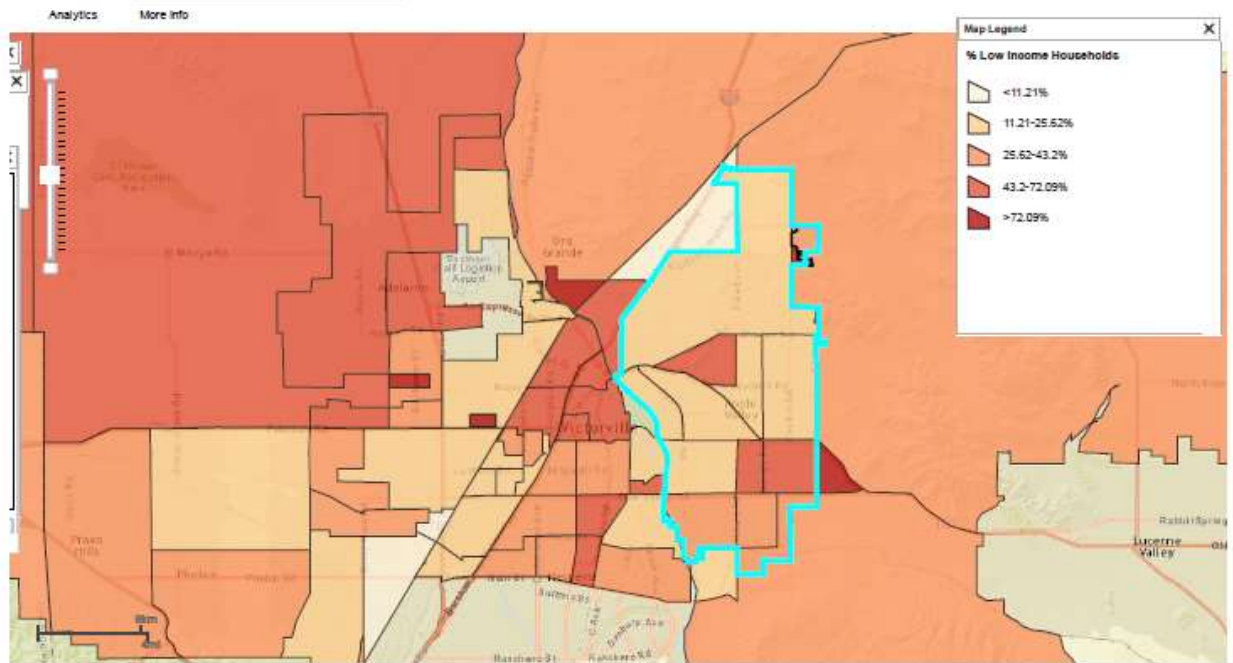
According to 2012, ACS Data, 29% (10,170) of owner-occupied and 27% (5,305) of renter-occupied housing units in the Consortia were build before 1980 and are occupied with children (Table 39). Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

It is difficult to estimate the number of units within the Consortia that are occupied by low or moderate income families that contain lead-based paint hazards. Each of these units could be at risk of lead base poisoning. However, the maps below illustrate the highest percentage of rental units (owner occupied unavailable) build before 1980 and low-income households. When examining the maps for Apple Valley, the highest percentage (>87%) of potential lead-base units are located in the furthest southeast region of the jurisdiction. However, less than 25% of all low-mod income families (10,630 total low-mod households) are located within this area. Therefore, we can estimate that potentially 2657 low-mod households could contain lead-based paint hazards.

Apple Valley



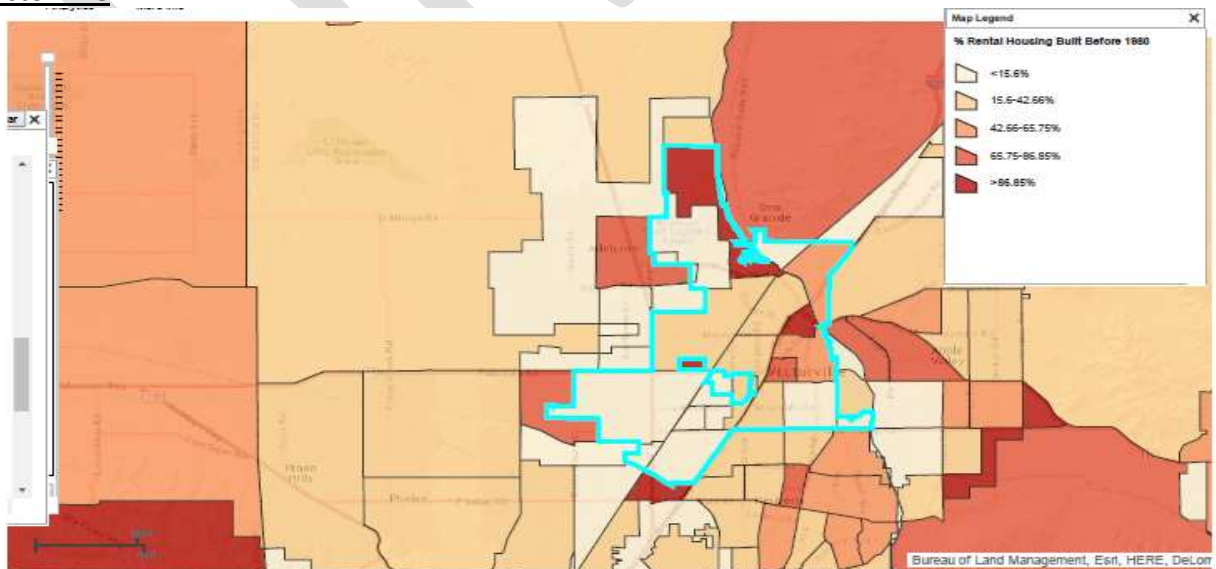
%Lead based paint units

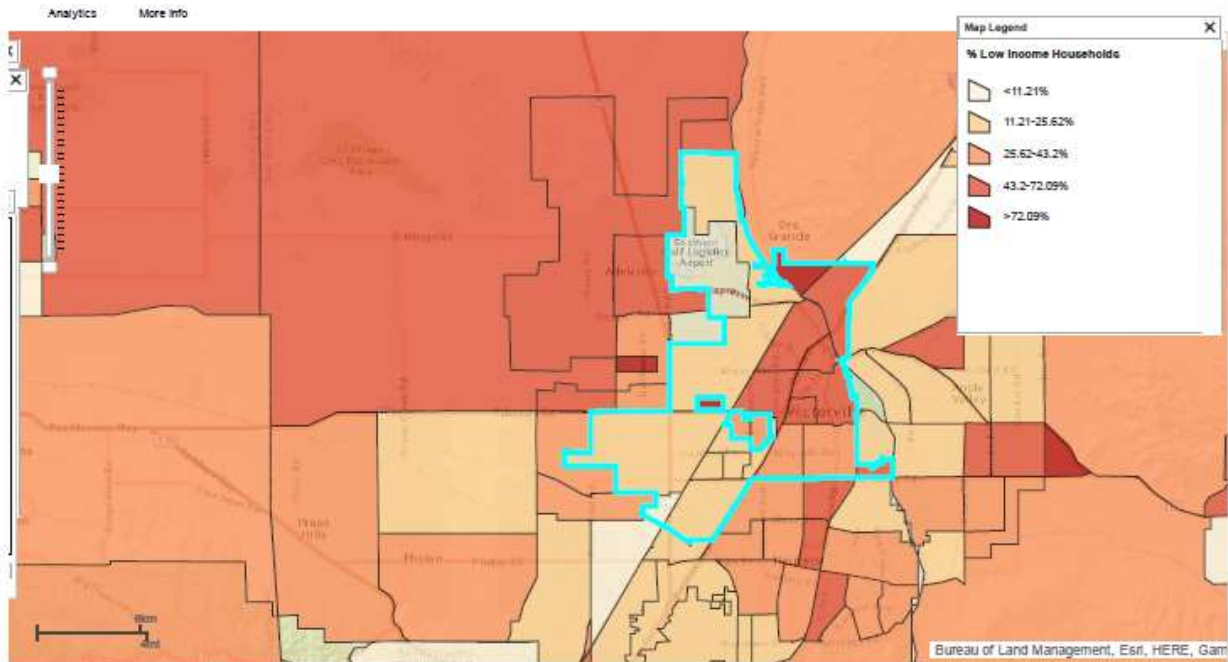


%low-income households

When examining the maps for Victorville, the highest percentage (>87%) of potential lead-base units are located in the furthest northeast and eastern region of the jurisdiction. In the furthest northeast area, less than 25% of all low-mod income families (14,855 total low-mod households) are located within this area. Therefore, we can estimate that potentially 3713 low-mod households could contain lead-base paint hazards. In eastern region of the jurisdiction, up to 43% of all low-mod income families are located within this area. Therefore, we can estimate that potentially 6388 low-mod households could contain lead-based paint hazards.

Victorville





%Lead based paint units

Discussion

The Consortia currently and is expected to continue to operate a Residential Rehabilitation Loan Program, using a combination of HOME Investment Partnerships, CDBG, and Department of Housing and Community Development CalHome funds. All projects assisted must substantially benefit low-income persons. The loans are deferred and do not require repayment for up to 30 years; however, they are due and payable at sale, transfer or if a person ceases to occupy the home as primary residence. The Consortia maintains a wait list of residents for this popular program.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

This section provides a concise summary of the needs of public housing, including:

- Identification of the public housing developments in the jurisdiction
- Number of public housing units
- Physical condition of public housing units
- Restoration and revitalization needs of the public housing units
- Number of families on public housing and tenant-based waiting lists
- Results from the Section 504 Needs Assessment of public housing projects located within its boundaries.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,321	8,678	552	8,126	352	1,109	834
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no supply of public housing developments within the Consortia at this time

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no supply of public housing developments within the Consortia at this time

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no supply of public housing developments within the Consortia at this time

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no supply of public housing developments within the Consortia at this time

Discussion:

The Housing Authority of the County of San Bernardino manages a total of 1,321 units of public housing which are owned and managed by the Housing Authority through its offices in Barstow, Chino, Colton, Redlands, and two in San Bernardino. The Authority also has units that were either acquired or developed through a variety of partnerships with the State of California, San Bernardino County Department of Community Development and Housing, various cities throughout the county, and Housing Partners I, Inc., a non-profit public housing corporation. HASBC reported that public housing stock is in decent condition, and that public housing is equal to or better than surrounding areas. HASBC regularly inspects all of its units to insure good quality appearance. HASBC has a range of different sized units.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The plan must include a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons. Most of the data for this section will come from the San Bernardino City & County Continuum of Care.

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and hinders a community's ability to effectively address these challenges. A homeless family or individual as defined by federal regulations is a person or family that lacks a fixed and regular nighttime residence. The homeless population can be divided into two major groups, the sheltered and the unsheltered homeless.

Sheltered homeless are those families or individuals whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel under a voucher arrangement. Unsheltered homeless are those individuals whose primary residence is a place not designated for sleeping. Unsheltered homeless are typically chronically transient homeless persons, usually de-institutionalized mental health patients. They are often alcohol/substance abusers, although mental illness, respiratory infections and malnutrition are common contributors to the general poor health of these individuals. They are predominantly male and usually know how to utilize available charitable and government services.

Families become homeless for different reasons than transient persons do. A certain percentage of homeless families come from other areas seeking employment. Their efforts are hampered, in part, by outdated skills. They are usually able to find employment in minimum wage jobs; however, they rarely make enough money to support their families. In other situations, medical illness has depleted a family's savings and other assets. Commonly, these families are living on the "economic edge." Rent payments for shelter in some of these cases are two thirds of a family's monthly income, leaving insufficient amounts for food and other necessities, such as medical care. If a wage earner in this type of situation loses his/her job, the family cannot pay the rent and is evicted. They resort to living in their cars and depend upon community service programs and churches for food and shelter.

Facilities Targeted to Homeless Persons

Facilities Targeted to Homeless Persons	Emergency Shelter Year Round Beds (Current and New)	Emergency Shelter Voucher/ Seasonal/ Overflow Beds	Transitional Housing Beds (Current and New)	Permanent Supportive Housing Beds (Current and New)	Permanent Supportive Housing Beds Under Development
Households with Adult(s) and Children	176	-	233	510	0
Households with Only Children	13	-	-	0	0
Households with Only Adults	136	-	156	0	0
Chronically Homeless Households	0	0	0	143	0
Veterans	0	0	22	459	0
<i>2016 Housing Inventory Count (HIC)</i>					

Table 38 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Consortia works jointly with the San Bernardino County’s Continuum of Care (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs provided to assist the homeless.

In addition, the County has a Department of Behavioral Health that includes several programs targeted at assisting homeless residents with mental health needs, such as, the mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), the housing program operated in conjunction with the Housing Authority (provides mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and the employment program (provides employment skills evaluations, pre-employment services, job coaching and collateral services to residents with mental health needs).

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Shown below services and facilities that meet the needs of homeless persons are currently located in the Victor Valley. These facilities offer emergency and short-term shelter, as well as financial, employment and family counseling.

Facility	Location	Description
High Desert Homeless Services, Inc.	14049 Amargosa Road Victorville, CA. 92392	Provides residential services to a maximum of 55 people at one time, for up to 90 days, with a possible 30-day extension in extenuating circumstances
Samaritan's Helping Hand	15527 Eighth Street Victorville, CA 92392	Provides motel vouchers; food, clothing; emergency services
St. John of God	13333 Palmdale Rd. Victorville, CA 92392	Drug and alcohol rehab, 50 beds
The Lord's Table	15512 6th Street Victorville, CA 92392	Soup kitchen, meals served daily
Victor Valley Domestic Violence	14114 Hesperia Road Victorville, CA 92393	Provides emergency shelter and related services to victims of domestic violence.
St. Mary's Regional Medical Center –	18300 Highway 18 P. O. Box 7025 Apple Valley, CA 02307-0725	Healthy Communities
First Baptist Church of Apple Valley	22434 Nisqually Rd. Apple Valley, CA 92308	Food Pantry
Holy Family Catholic Church	9974 "I" Avenue Hesperia, CA 92345	Emergency food for people in the parish.
Moses House	15180 Anacapa Road Victorville, CA 92392	Provides emergency shelter and related services to single mothers.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section describes, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The non-homeless special needs populations include the:

- Elderly
- Frail Elderly
- Persons with disabilities (mental, physical, developmental)
- Persons with HIV/AIDS and their families
- Persons with alcohol or other drug addiction
- Victims of domestic violence
- Public housing residents (does not apply in the Consortia)
- Large households
- Female Headed households

HUD refers to individuals with a disabling condition that require some form of special housing accommodations to live in independent lifestyle. The Consortia includes large households and female headed households as being a special needs population.

Elderly and persons with physical disabilities have similar needs in having homes that are adapted to accommodate their abilities and the need to be near or have onsite supportive services. These groups are especially vulnerable since they are usually on a fixed income which limits their ability to find housing that can accommodate their needs within their financial means.

Persons with mental disabilities can live and work independently or in a group living environment, individuals with severe mental disabilities will need to have constant home care and supervision. Individuals living with HIV/AIDS and their families have similar needs to the groups discussed before. Access to medical care, counseling, transportation and food would be required with the increase of life expectancy of individuals living with HIV/AIDS. The provision of stable housing can promote the health and wellness of individuals and can decrease risk factors that can lead to the transmission of HIV and AIDS.

Persons with drug and alcohol addictions would need to have access to affordable healthcare and detoxification programs. Homeless persons have a higher rate of drug and alcohol addiction

in addition to their need for supportive housing. Detoxification programs participation fees have been out of the financial reach of persons who fall between extremely low and moderate income levels

Victims of domestic violence have an immediate need for emergency shelter services, safe and stable housing and supportive case management to aid in permanently ending the cycle of violence. Most important for this specific population is the provision of housing that provides a safe and confidential.

Female-headed households are a special needs group due to their comparatively low rates of homeownership, lower incomes and high poverty rates, which often makes the search for affordable, decent and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to daycare/childcare, healthcare and other supportive services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The San Bernardino County Department of Behavioral Health is responsible programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. The following are the three programs used to achieve this objective:

The Homeless Mentally Ill Program

The Homeless Mentally Ill Program provides mental health services to include Full Service Partnerships and temporary housing support for individuals who are homeless or at risk of homelessness. The program team provides the necessary case management, employment workshops, and assist in benefit acquisition for those that qualify and assist to transition into permanent housing. Targeted outreach to homeless veterans, military families and community at large is provided.

Housing and Employment Program

Housing program aids eligible mentally ill and dual-diagnosed individuals and families throughout the County of San Bernardino. Services include linkage between federal and state funded programs, affordable housing, job training and placement, healthcare, professional counseling and education. Employment program provides employment preparation, on the job training and referrals to partnership with the State Department of Rehabilitation (DOR) counselors for on-going services. State DOR counselors work closely with eligible mentally ill individuals to become more self-sufficient within the county.

Homeless Outreach Support Team (HOST)

HOST provides outreach and engagement services to individuals and their families to obtain permanent supportive housing. Wrap around services are provided by case managers to assist the individuals to maintain housing and become resilient in the community. Services include

outreach, intensive case management, advocacy, and empowerment for self-sufficiency as well as linkage and referrals.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

We will need to revisit this field after writing their Strategic Plan and Action Plan.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

We will need to revisit this field after writing their Strategic Plan and Action Plan.

DRAFT

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Public Policy by the jurisdictions, and by the surrounding jurisdictions influence the amount of housing developed, its type, form, location, and ultimate price. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a barrier to affordable housing and residential investment.

The State of California requires the City of Victorville and the Town of Apple Valley, through its Housing Element, to provide an analysis of potential and actual governmental constraints (public policy) upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Based on the review of both jurisdictions' most recent Housing Elements, the Consortia does not have any negative effects of public policies on affordable housing and residential investment.

State law requires that the Housing Element be updated every four to eight years. The Housing Element, upon each update, is reviewed by the California Department of Housing and Community Development (HCD) for consistency with state law. Since the update of both jurisdictions' Housing Element is due during the implementation of this Five Year Consolidated Plan, the Consortia will include in its Annual Action Plan an update of any negative effects of public policies on affordable housing and residential investment.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provide a concise summary of the Consortia's priority non-housing community development needs that are eligible for assistance. This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	294	20	2	0	-1
Arts, Entertainment, Accommodations	2,292	1,336	12	13	1
Construction	1,249	387	6	4	-3
Education and Health Care Services	3,953	3,802	20	37	16
Finance, Insurance, and Real Estate	920	455	5	4	0
Information	371	75	2	1	-1
Manufacturing	1,577	239	8	2	-6
Other Services	686	294	4	3	-1
Professional, Scientific, Management Services	1,272	327	7	3	-3
Public Administration	0	0	0	0	0
Retail Trade	2,911	1,841	15	18	3
Transportation and Warehousing	1,132	1,000	6	10	4
Wholesale Trade	1,053	234	5	2	-3
Total	17,710	10,010	--	--	--

Table 39 - Business Activity

Data 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	28,504
Civilian Employed Population 16 years and over	24,109
Unemployment Rate	15.42
Unemployment Rate for Ages 16-24	32.90
Unemployment Rate for Ages 25-65	8.91

Table 40 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	4,194
Farming, fisheries and forestry occupations	991
Service	3,322
Sales and office	6,304
Construction, extraction, maintenance and repair	2,864
Production, transportation and material moving	1,849

Table 41 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,495	66%
30-59 Minutes	3,886	18%
60 or More Minutes	3,748	17%
Total	22,129	100%

Table 42 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,758	530	2,226

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,359	973	3,368
Some college or Associate's degree	8,861	1,145	3,930
Bachelor's degree or higher	3,808	313	934

Table 43 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	64	85	331	688	665
9th to 12th grade, no diploma	1,056	1,188	616	1,606	1,276
High school graduate, GED, or alternative	2,904	2,528	2,292	4,880	3,780
Some college, no degree	2,613	2,312	2,299	5,904	2,440
Associate's degree	247	830	828	1,772	881
Bachelor's degree	172	935	511	1,317	1,088
Graduate or professional degree	53	256	289	1,747	834

Table 44 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,711
High school graduate (includes equivalency)	30,485
Some college or Associate's degree	34,853
Bachelor's degree	52,737
Graduate or professional degree	76,871

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The four major employment sectors in the Consortia based on those occupations employing over 61 percent of workers are:

- Arts, Entertainment, Accommodations 2,292
- Education and Health Care Services 3,953

- Manufacturing 1,577
- Retail Trade 2,911

Total: 10,733 workers

According to the 2014 San Bernardino County Community Indicators Report, the fastest growing sectors in the region are projected to be Construction and Health Care and Social Assistance. Employment in the construction industry is anticipated to grow by 3.9% between 2013 and 2016, followed by 3.7% growth in Health Care and Social Assistance⁹. Analysts anticipate the region will have a competitive advantage in the Health Care and Social Assistance, Transportation and Warehousing, Wholesale Trade, Retail Trade and Utilities sectors by 2016.

Describe the workforce and infrastructure needs of the business community:

Apple Valley

Workforce

According to the 2016 High Desert Workforce Report, the following are the workforce needs of the business community:

- Education and technology will play key roles for the Millennial generation, especially with the advent of globalization. A well-educated, trained, and skilled workforce, especially in Science, Engineering, Technology, and Mathematics (STEM) fields and Health Care is critical.
- Industries that will be high in demand in the future are those that rely heavily on education and technology; these include Transportation and Warehousing (Logistics); Health Care and Social Assistance; Professional, Scientific, and Technical Services; and careers in Scientific, Technical, Engineering, and Math (STEM).

Infrastructure

According to the 2016 High Desert Workforce Report , industries that are not as dependent on education and technology will see a decline nationwide, including Construction, Manufacturing, Wholesale and Retail Trade—with the only exception being Leisure and Hospitality, which will increase proportionately. In the County of San Bernardino, however, there will be increases in work related to Construction and Logistics since the advent of e-commerce will require infrastructure and new facilities to operate.

Victorville

The following workforce and infrastructure needs of the business community was assessed through the City’s General Plan 2030.

Workforce

The City's General Plan determined that providing a well-trained workforce is important in supporting the workforce needs of the business community. According to 2013 ACS data, out of the 56,730 eligible workforce (16 and over), only 11% has a bachelor's degree; and, more than half (51%) has a high school equivalent degree or less. To assist in increasing the educational and training needs of the eligible workforce, the City has implemented the following strategies:

- Work with Victor Valley College, local regional occupational programs, local adult schools, and the California Employment Development Department to establish systems that will increase the flow of information on job needs from employers to the agencies that can help fill them, as well as accelerate the pace at which public or private schools and institutions can respond to training needs.
- Encourage Victor Valley College to adopt an OnLine College program.
- Through the City Economic Development Department, join and participate in CORENET, the national organization in which networking takes place between location executives and consultants.
- Through the City Economic Development Department, work with other economic development agencies (EDA) plus San Bernardino County's WIB, representatives of Victor Valley College, local ROPs and adult schools, San Bernardino County's TAD, and the CA Employment Development Department on a long term effort to establish a Labor Force Coordination Council of mid-level staff to facilitate the monthly flow of job information and training between them.

Infrastructure

The City of Victorville has approximately 13,785 acres of land designated for business related development, including commercial, office and industrial development. Development of these business related land uses would generate approximately 118,794 jobs. To assist in encouraging development of land uses and infrastructure to support growth of businesses and commerce, the City has implemented the following strategies

- Ensure adequate zoning for retail, office and industrial uses by periodically reviewing land uses.
- Work with the Southern California Air Quality Management District to obtain their support on BNSF's third rail through Cajon Pass since it will be beneficial to lowering the level of congestion and vehicle pollution on the I-15 freeway through the pass.
- Work with local and regional organizations to undertake a long term public relations campaign to attract businesses to Victorville.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Opportunity High Desert (OHD) is a regional initiative of five incorporated communities located along Interstate 15 in California's Inland Empire. These communities, Adelanto, Apple Valley, Barstow, Hesperia and Victorville, along with nearby unincorporated areas, encompass a regional geography that extends well beyond each city's limits.

The program partnership aims to cultivate economic growth by maximizing the effectiveness and efficiency of each individual city's limited marketing resources and to increase the number of vested retailers, developers and site selectors in the region. The ultimate purpose is to promote job growth for the region's residents and bolster property and sales tax revenue for its respective jurisdictions.

Since OHD was established, several retailers have opened their first stores in the region, including Dick's Sporting Goods, BJ's Restaurant and Brewhouse, Famous Dave's and Jersey Mike's Subs. Also planned are new locations for Dollar General, Family Dollar, Panda Express and Flame Broiler. Additional retailers cannot be publicly announced at this time, however we can report in general terms other OHD tie-ins to future development include a large pharmacy, a national automotive store, a grocery store and a regional health club.

The aforementioned retail projects account for an estimated 275 jobs for local residents. It is encouraging to note that from May 2013 to November 2013, unemployment rates in the High Desert fell by .4% to 11.4%. This is a significant 6-month decrease for this region. To date, the OHD initiative has resulted in more than 250,000 square feet of retail projects with estimated gross sales of \$50M which will reap \$500K in annual sales tax revenues.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Currently, the largest sector of the workforce in the Consortia is Education and Health Care Services. This corresponds with the level of educational attainment in the Consortia with a majority of residents (66%) completing a high school diploma and some college. However, with burgeoning new industries in logistics and technology, the Consortia could benefit from supporting new education models based on science, technology, engineering, and mathematics to meet the demands of new industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Over the next Consolidated Plan period, the Consortia will continue to partner with the County of San Bernardino Workforce Investment Board to address economic gaps in the community. According to the Workforce Investment Board's 2013-2017 Strategic Plan, there continues to be a need for academic and supportive services for persons with lower levels of education who may

have challenges including but not limited to poor physical and mental health, and housing related issues

As previously stated, the Consortia will also work with Victor Valley College, local regional occupational programs, local adult schools, and the California Employment Development Department to establish systems that will increase the flow of information on job needs from employers to the agencies that can help fill them, as well as accelerate the pace at which public or private schools and institutions can respond to training needs. These efforts will support the jurisdiction's Consolidated Plan's priority of "Need to increase economic development and employment opportunities".

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Town of Apple Valley participates in the following economic development initiatives:

1. PROJECT JUPITER INFRASTRUCTURE IMPROVEMENTS – APPLE VALLEY

Project Description

Design and construction of various street improvements to support the development of a new 1.3 million square foot distribution center on 106 acres in the North Apple Valley Industrial Specific Plan (NAVISP) area. Street improvements along Lafayette Street, Daschund Road, and Navajo Road include: travel lanes, curb, gutter, sidewalk and landscape from Navajo Road to Dachshund Road and from Dachshund Road to Dale Evans Parkway.

2. LA MESA/NISQUALLI YUCCA LOMA CORRIDOR

Project Description

The Town of Apple Valley, City of Victorville and County of San Bernardino have developed a project to connect Yucca Loma Road, Yates Road and Green Tree Boulevard from Apple Valley Road to Hesperia Road. This project will provide an alternate east/west corridor in the Victor Valley Region. The project includes construction of the four-lane Yucca Loma Bridge over the Mojave River in the Town of Apple Valley, widening of Yates Road to four lanes in the County area and construction of the Green Tree Boulevard in Victorville. The new roadway and bridges will carry vehicles, bicyclists and pedestrians across the Mojave River and the BNSF railroad tracks.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four types of housing problems: (1) Cost burden over 30% – household is spending more than 30% of income on housing costs; (2) Overcrowding – more than one person per room; (3) Lacking complete kitchen facilities; and (4) Lacking complete plumbing facilities. Concentration of multiple housing needs is when a census tract has more than 60% of its households with 2 or more housing problems.

Apple Valley

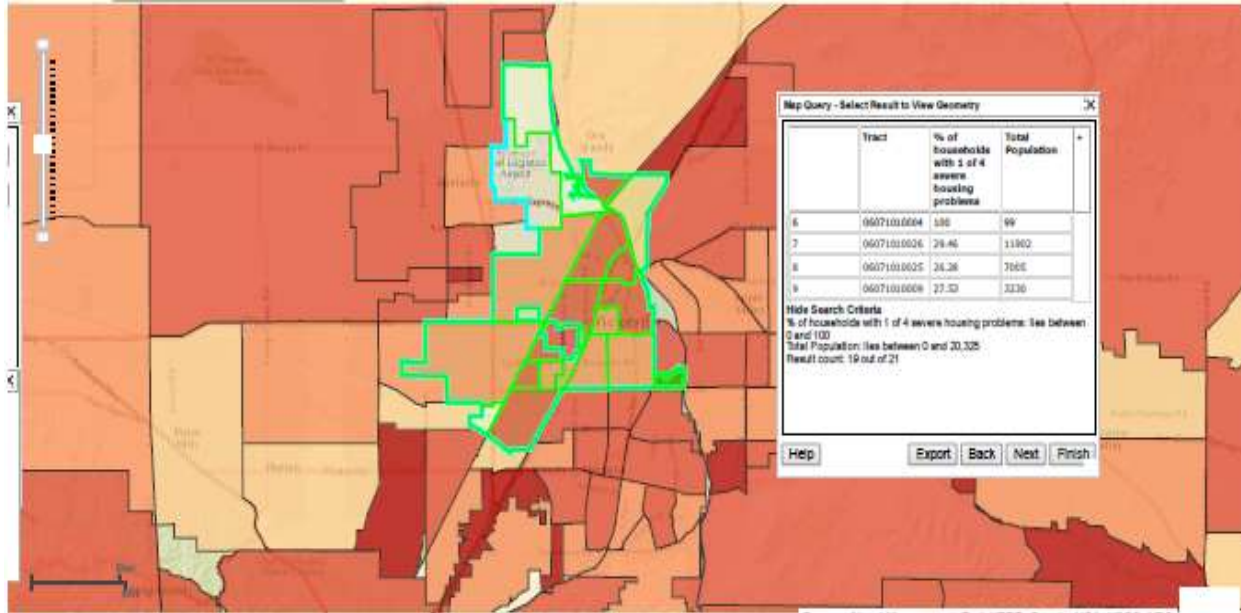
The Town of Apple Valley does not have an area where households with multiple housing problems are concentrated. However, it's important to note that each census tract had relatively higher percentages of cost burdened households than other housing problems. The highest percentage of cost burden households (in green) are in census tracts 97.16 (61%) and 21.04 (100%).

% of households with substandard housing	% of households with overcrowding	% of households with cost burden (paying >30%)	Tract
0	2.61	38.5	6071009717
0.46	9.68	56.91	6071009710
0	0.13	42.12	6071012101
0	3.99	44.95	6071009709
0.55	0.81	32.43	6071009715
0	0.54	47.38	6071009713
0	0	100	6071012104
0.78	7.9	57.8	6071009712
2.24	0	46.99	6071009707
0.18	5.21	60.79	6071009716
0	0	45.1	6071009708
0.88	4.49	44.05	6071009714
1.84	3.15	38.09	6071009711

Source: 2015 ACS Data

Victorville

For the City of Victorville, the area with a concentration of multiple housing needs is census tract 100.04 (shaded in dark green). The tract is in the furthest southeast region of the City and has 99 households. Of those households, 100% live in substandard housing. The tract also has 61% of its households with a cost burden. No other tract had a concentration of multiple housing needs.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In 2016, the Consortia completed an Assessment of Fair Housing in which they determined the location and extent of Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). R/ECAPs must have a non-white population of 50 percent or more; 40 percent or more of individuals living at or below the poverty line; and, has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

In the Town of Apple Valley, there are no areas where racial or ethnic minorities or low-income families are concentrated. However, the City of Victorville has a small R/ECAP area, which is included in a much larger R/ECAP containing unincorporated areas of San Bernardino County. The R/ECAP only includes Census Tracts 99.05 which is within the City’s geographical boundaries. Census Tract 99.05 encompasses 3.89 square miles. The current population is 7,575 and includes 2,417 housing units. The geographical area that falls within this R/ECAP starts on the north side of Mojave Drive ending at Air Expressway, boundaries are west side of Interstate 15 and east side of Llana Avenue. This area is commonly referred to as the Village Drive Area.

What are the characteristics of the market in these areas/neighborhoods?

HOUSING MARKET Characteristic’s Census Tracts 99.05

Total Housing Units	2,417
HOUSING UNITS, OCCUPANCY STATUS	
Occupied	2,061
Vacant	356
HOUSING UNITS, OCCUPIED, TENURE	
Owned with a mortgage or a loan	1,121
Owned free and clear	154
Renter occupied	786
HOUSING UNITS, VACANT, VACANCY STATUS	
For rent	176
Rented, not occupied	7
For sale only	76
Sold, not occupied	0
For seasonal, recreational, or occasional use	9
For migrant workers	0
Other vacant	88
HOUSING UNITS, OCCUPIED, AVERAGE HOUSEHOLD SIZE BY TENURE	
Total:	3.65
Owner occupied	3.49
Renter occupied	3.91

Are there any community assets in these areas/neighborhoods?

Many community assets exist in or near Census tract 99.05 including public schools, transportation, industrial businesses and parks. The area is located near Freeway I-15 which provides access to public transit that travels along these corridors.

Are there other strategic opportunities in any of these areas?

The area falls in the City's CDBG target area. This makes funding available for infrastructure improvements, sidewalks, and park improvements. In addition, the City's housing programs are available to the residents of this area to repair, rehabilitate and beautify their property. First-time homebuyer down-payment assistance is also available to purchase a home in this area increasing affordable housing options.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consortia must set forth its priorities for allocating housing resources geographically within the Consortia, describing how the consolidated plan will address the needs identified, describing the reasons for the Consortia's allocation priorities, and identifying any obstacles there are to addressing underserved needs.

5 Year Goals, Objectives and Priorities:

For the Consortia's 2017-21 ConPlan, the following national objectives will be met:

- Benefiting low- and moderate-income persons; and
- Preventing or eliminating slums or blight.

Based on the aforementioned objectives, the [will achieve the following goals:

- Provide suitable living environments for Consortia's residents;
- Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the Consortia; and,
- Expand economic opportunities.

Funding Priorities

Based on an extensive public participation process, the needs assessment and housing market analysis, the Consortia's has determined to direct its funding to the following priorities:

- Supportive services for the homeless and at risk homeless
- Human services
- Need to increase economic development and employment opportunities.
- Housing programs
- Accessibility and Mobility

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

Victorville and AP- This is not a requirement, but does the Consortia have an area (s) it plans to prioritize funding?

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Consortia will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the Consortia's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	Priority Need Name	Supportive services for the homeless and at risk homeless
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Consortia
	Associated Goals	Provide suitable living environments for Consortia's residents
	Description	Support the development of "one stop" resource centers to assist homeless persons to acquire the necessary documentation and consultation (mental health, physical health and nutrition, job skills training, identification, social security and disability benefits, etc.) to achieve reentry into employment and housing; food and nutrition services; utility assistance; support the Homeless Outreach Proactive Enforcement (HOPE) program; support public safety efforts; provide resource directories for available services; provide community resource directory for all available services; encourage collaboration between agencies, faith based organizations and other stakeholders to unify services; support efforts to increase volunteerism in public service programs.
	Basis for Relative Priority	Needs assessment, consultation process and citizen participation process

2	Priority Need Name	Human services
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Consortia
	Associated Goals	Provide suitable living environments for Consortia's residents
	Description	Support programs that encourage the development of responsible, motivated and educated youth; support the development of arts, music and culture in the community; encourage programs that promote a healthy lifestyle; develop public facility amenities that facilitate community involvement and recreation; disseminate fair housing information through literature, media, referrals and workshops; encourage programs designed to unite youth, seniors, veterans and disabled persons in mentoring and caregiving.
	Basis for Relative Priority	Needs assessment, consultation process and citizen participation process
3	Priority Need Name	Need to increase economic development and employment opportunities.
	Priority Level	Medium
	Population	Extremely Low Low Moderate Elderly Individuals veterans Victims of Domestic Violence

	Geographic Areas Affected	Consortia
	Associated Goals	Expand economic opportunities
	Description	Increase job opportunity through education and job training programs; encourage small business development through business practices and fundamentals education: collaborate with state, county and local agencies that offer trade skills training and basic job search techniques; encourage local education facilities to offer education and training that will lead to employment opportunities in the community; support job creation through business friendly policies and practices.
	Basis for Relative Priority	Needs assessment, consultation process and citizen participation process.
4	Priority Need Name	Housing programs
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Consortia
	Associated Goals	Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the Consortia

	Description	Transitional shelters; affordable housing for multi-family, single family, veterans; rehabilitation- owner occupied and rental; down payment assistance; code enforcement activity to improve neighborhood aesthetics and values; reduce overcrowding in occupied properties; consider establishing rent control for affordability; encourage collaboration between public agencies, developers, investors and other stakeholders to develop a wide-range of housing development.
	Basis for Relative Priority	Needs assessment, consultation process and citizen participation process.
5	Priority Need Name	Accessibility and Mobility
	Priority Level	Medium
	Population	
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Provide suitable living environments for Consortia's residents
	Description	Develop and support efforts to improve mobility in the community; identify and remove barriers that impede accessibility in the community; support transit systems, mass and specialized, that enable residents to access destinations for employment, education, recreation and other essential purposes; support collaborative efforts to improve community and regional transit.
	Basis for Relative Priority	Needs assessment, consultation process and citizen participation process.

Table 47 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Consortia is unlikely to use funding for TBRA that doesn't target a special needs population. Medium contract rents in the Consortia remained relatively low (Victorville 31% and Apple Valley 22%) compared to the 69% increase for the County over the 13-year period (2000-2013).
TBRA for Non-Homeless Special Needs	The special needs of many elderly households result from their fixed incomes, higher rate of physical disabilities and common need for assistance from others. Elderly or senior citizen is defined as age 65 or older. According to 2013 ACS Data, there are 4549 low-moderate income elderly households facing a cost burden (paying more than 30% of income on housing), which is nearly one out of every four (23%) of all seniors in the consortia.
New Unit Production	Over the next five years, the Consortia plans to use HOME funds for new construction of affordable units. State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. This process is called a Regional Housing Needs Assessment (RHNA). Based on this assessment, the availability of housing units does not meet the needs of the Consortia' population. To meet this need, the Consortia would need to develop an additional 10,705 units of various income levels. Of these units 849 are Extremely Low; 849 Very Low Income; and, 1,207 are Low Income.
Rehabilitation	As a general rule, homes older than 30 years generally need repairs (e.g., new roof, plumbing, siding, etc.) and in some cases may require lead paint abatement. Homes older than 50 years frequently need new electrical, plumbing, roofing, and other major subsystems. Homes older than 70 years, unless regularly maintained, require substantial rehabilitation. Based on this rule, the majority of the rehabilitation housing needs of the Consortia could be considered as minor to moderate. The Consortia plans to use HOME funds to assist in rehabilitating eligible units.
Acquisition, including preservation	Five complexes totaling 292 units have the potential to convert to market-rate within 10 years. All of these units are located in the City of Victorville. The Consortia placed high priority on increasing the supply of affordable housing through new construction. The Consortia will continue to encourage developers, non-profits and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California. Also, now the City of Victorville has put in place a TEFRA Hearing process to review and/or approve proposed affordable housing projects. The Consortia does not plan to use CDBG or HOME funds to acquire any expiring units over the next five years.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

One of the main obstacles to meeting community needs is inadequate resources. As with most of the priority goals, the needs far outweigh the Consortia's available resources; that are not sufficient to address all of the needs of low- and moderate-income persons or special needs residents in the Consortia. It is anticipated that Federal and private funding sources for housing and community development programs will remain limited until the current economic conditions eventually recover. Even under these circumstances, the Consortia strives to make progress in implementing its public improvement and community service projects and programs as well as meeting the established objectives.

FY 2017-2018, the Consortia is estimated to receive a CDBG allocation amount of \$1,723,946 and a HOME allocation of \$538,265, based on 2016-2017 grant allocations. HUD has not approved the final budget and states that the grant amounts may change depending upon HUD's actual appropriation. The following section summarizes the major sources of funding available to carry out housing and community development activities in the Consortia, and specifically identifies the Consortia's first year and projected funding levels over the five-year plan period for formula grant CBDG program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Community Development; Economic Development,	\$1,723,946	\$XXXX	\$XXXX	\$XXXX	\$6,895,784	Total amount is based on FY 17-18 CDBG allocation and the previous year's program income for the Consortia. The expected remaining amount is based on a 4 year projection of CDBG allocated funding from FY 17-18 to FY 21-22
HOME Funding	Federal	Affordable Housing	\$538,265	\$XXXX	\$XXXX	\$XXXX	\$2,153,060	Total amount is based on FY 17-18 HOME allocation and the previous year's program income for the Consortia. The expected remaining amount is based on a 4 year projection of HOME allocated funding from FY 17-18 to FY 21-22

Table 49 - Anticipated Resources

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

Available public resources to serve low- and moderate-income households will need to be distributed across the spectrum of needs and heavily leveraged when possible. This means providing funds for homebuyer assistance, housing rehabilitation, and the creation or development of new housing serving the target groups. The Consortia will actively pursue additional State and federal funding sources to leverage CDBG Funds.

In addition, the Consortia is expected to receive \$538,265 in HOME funding which can be leveraged with CDBG funding if used for affordable housing. The Consortia will leverage HOME funding if future eligible projects are presented during the 5-year planning process. The HOME

Program requires a 25-percent match based on fund expenditure. The HOME statute provides a reduction of the matching contribution requirement under three conditions: 1) Fiscal distress; 2) Severe fiscal distress; and 3) Presidentially-declared major disasters covered under the Stafford Act. The Consortia has been identified by HUD as a fiscally distressed jurisdiction and has been granted a 100-percent match reduction for FY 2016-2017. The Consortia expects this designation to occur in 2017-2018 planning period as well.

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

Discussion

DRAFT

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The Consortia strives to foster and maintain relationships with other agencies to establish an institutional structure that maximizes its resources. As such, many organizations play a key role in implementing the Consolidated Plan strategy (public agencies, for-profit agencies, non-profit organizations, and private industry).

The City of Victorville’s Economic Development Department oversees CDBG programs funded by the Consolidated Plan and Action Plan and prepares, manages, implements, and monitors the Consolidated Plan and Action Plan documents.

The Town of Apple Valley is the lead agency in the Apple Valley Consortia and administers the HOME program for the Town of Apple Valley and the City of Victorville. The Town is responsible for administering its own CDBG funding, Annual Action Plan and CAPER. Staff members of the Town of Apple Valley Housing Division work closely with respective jurisdictional divisions to develop procedures and to coordinate the administration of activities carried out by these divisions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Victorville	Government	Lead Agency- CDBG	City of Victorville
Town of Apple Valley	Government	Lead Agency- CDBG	City of Apple Valley
Town of Apple Valley	Government	Lead Agency -HOME Funds	HOME Consortia

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Consortia participates in the San Bernardino County’s Continuum of Care. (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs the Consortia currently funds that assist the homeless.

Locally, the Consortia works with High Desert Homeless Services, Inc. (HDHS). The organization is a private, non-profit 501(c) (3) organization, located in Victorville that has been assisting homeless persons since June 1988. The mission of HDHS is to assist residents of the Victor Valley and High Desert area of San Bernardino County who have been displaced from long-term housing due to natural disaster or loss of income, and to assist non-residents by providing short-term emergency shelter.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength of the service delivery system within the Consortia for special needs population and persons experiencing homelessness is our extensive network of partners and programs working together to meet the needs of these groups. To address disproportionate housing needs for special needs groups, the Town of Apple Valley and the City of Victorville formed a Consortia to receive HOME funds. The Consortia also worka in close collaboration with the County of San

Bernardino Housing Authority to provide affordable housing opportunities to extremely low- and low-income renters within the Consortia area; as well as the San Bernardino County Homeless Coalition and homeless agencies to address homeless issues.

Although these collaborative efforts have been effective in meeting the needs of some residents, the major gap in the service delivery system exist primarily due to inadequate funding to provide the level of services needed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As previously stated, the gaps in the institutional structure and service delivery system is primarily lack of funding to meet all service needs of special needs and homeless population. The strategy to address these needs has been an aggressive push to acquire additional resources. For example, an additional \$3 million in “surge” funding to nonprofit agencies to provide supportive services to veterans and their families was received in 2014 by the COC from the U.S. Department of Veterans’ Affairs (VA). The funding helped with services to identify homeless and very low-income veterans to help them move from temporary or transitional housing to permanent housing. Also, new funding resources and a shifting of existing HUD funding resulted in a 79% increase in the number of new permanent housing beds for homeless individuals and families since 2013. The Consortia will continue to actively pursue additional State and federal funding to close the gap that currently exists.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide suitable living environments for the Consortia's residents	2017	2021	Homeless Non-Homeless Special Needs	Consortia	<ul style="list-style-type: none"> Supportive services for the homeless and at risk homeless Human services 		
2	Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the Consortia.	2017	2021	Affordable Housing	Consortia	<ul style="list-style-type: none"> Housing programs Homeless 		
3	Expand economic opportunities.	2017	2021	Non-Housing Community Development	Consortia	Need to increase economic development and employment opportunities.		
4	The remaining goals will be reserved for the AFH. Strategies and actions to implement the fair housing goals and priorities in an AFH must be included in a program participant's 5-Year ConPlan, Annual ConPlan Action Plan,	2017	2021	Non-Homeless Special Needs	Consortia	<ul style="list-style-type: none"> Accessibility and Mobility Human services 		
5		2017	2021	Homeless	Consortia	<ul style="list-style-type: none"> Accessibility and Mobility Human services 		
6		2017	2021	Non-Homeless Special Needs	Consortia	<ul style="list-style-type: none"> Accessibility and Mobility Human services 		

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Provide suitable living environments for Consortia's residents
	Goal Description	Support the development of "one stop" resource centers to assist homeless persons to acquire the necessary documentation and consultation (mental health, physical health and nutrition, job skills training, identification, social security and disability benefits, etc.) to achieve reentry into employment and housing; food and nutrition services; utility assistance; support the Homeless Outreach Proactive Enforcement (HOPE) program; support public safety efforts; provide resource directories for available services; provide community resource directory for all available services; encourage collaboration between agencies, faith based organizations and other stakeholders to unify services; support efforts to increase volunteerism in public service programs.
2	Goal Name	Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the Consortia
	Goal Description	Transitional shelters; affordable housing for multi-family, single family, veterans; rehabilitation- owner occupied and rental; down payment assistance; code enforcement activity to improve neighborhood aesthetics and values; reduce overcrowding in occupied properties; consider establishing rent control for affordability; encourage collaboration between public agencies, developers, investors and other stakeholders to develop a wide-range of housing development.
3	Goal Name	Expand economic opportunities
	Goal Description	Increase job opportunity through education and job training programs; encourage small business development through business practices and fundamentals education: collaborate with state, county and local agencies that offer trade skills training and basic job search techniques; encourage local education facilities to offer education and training that will lead to employment opportunities in the community; support job creation through business friendly policies and practices.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. By 2021, the Consortia would need to develop the following affordable housing units:

- Extremely Low 849
- Very Low Income 849
- Low Income 1,207
- Moderate Income 1,342

The consortia will update annually through its CAPER the progress of reaching these numbers.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

Activities to Increase Resident Involvements

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

Is the public housing agency designated as troubled under 24 CFR part 902?

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

Plan to remove the 'troubled' designation

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

DRAFT

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Housing Element

Public Policy by the jurisdictions, and by the surrounding jurisdictions influence the amount of housing developed, its type, form, location, and ultimate price. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a barrier to affordable housing and residential investment.

The State of California requires the City of Victorville and the Town of Apple Valley, through its Housing Element, to provide an analysis of potential and actual governmental constraints (public policy) upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Based on the review of both jurisdictions' most recent Housing Elements, the Consortia does not have any negative effects of public policies on affordable housing and residential investment.

Assessment of Fair Housing

The Consortia conducted a 2016 Assessment of Fair Housing (AFH). The purpose of this Assessment of Fair Housing is to provide the Consortia "with an effective planning approach to aid them in taking meaningful actions to overcome "fair housing issues" such as historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination." A "fair housing issue" is defined as "a condition that restricts choice or access to opportunity, including:

- Ongoing local or regional segregation, or lack of integration.
- Racial or ethnic concentrations of poverty.
- Significant disparities in access to opportunity.
- Disproportionate housing needs based on the "protected classes" of race, color, national origin, religion, sex, familial status, or disability.
- Evidence of illegal discrimination or violations of civil rights laws, regulations, or guidance.

In completing the AFH, the following three fair housing themes emerged that could restrict Consortia's residents access to affordable housing:

1. There is opportunity to monitor economic displacement as the housing prices in the area continue to rise. To a large extent, such segregation and displacement are due primarily to economic factors and market conditions, not discrimination. As a result, minority

households and persons with disabilities have limited access to decent and affordable housing and are disproportionately impacted by housing problems.

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides sufficient living space for their needs. To address these issues, the Responsible Program Participants work to expand affordable housing opportunities throughout the community.

2. While discriminatory practices in the housing market are rare, they do occur, according to reports from the IFHMB. While the cities and Consortia continue to offer fair housing services to residents, landlords, and other housing professionals through a contract with the Inland Fair Housing and Mediation Board, increased efforts, particularly relating to outreach, education, and enforcement, are needed. Most involved in the housing market, whether as consumers or providers, are not familiar with their rights and responsibilities and are not aware of the various resources available. Fear of retaliation also deters many tenants to report their experience when facing discrimination.
3. A key obstacle to providing adequate housing for the disabled is the lack of accessible housing units due to the limited supply of area housing stock. A range of housing options should also be available to the disabled to accommodate their special needs, especially the need for housing that incorporates supportive services.
4. The Housing Authority of San Bernardino County has reported that within the Consortia there is approximately a 0.62% of public housing applicants and 7.16% of Housing Choice Voucher applicants that have requested the need for accessible units on their pre-application for the waiting lists. The Consortia offers home repair and ADA improvement programs to assist with the needs of its residents. Additionally, both jurisdictions have adopted a Reasonable Accommodations In housing to Disabled or Handicapped Individuals Ordinance to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation in the application of zoning regulations to housing. This ordinance complies with the Fair Housing Laws.
5. The HUD-provided and local data demonstrated that Access to Opportunities, such as proficient schools, employment and transportation is limited across all races and ethnicities due to lack of public and private investments which greatly impact neighborhood conditions. The Apple Valley/Victorville HOME Consortia intends to reduce disparities in access to opportunity through the comprehensive examination of neighborhood revitalization strategies, using place-based strategies to improve R/ECAP areas and attract new residents into the areas through introduction and increase of human services and programs.
6. A small R/ECAP within the jurisdiction of the City of Victorville has been identified and lies among a much larger R/ECAP spanning unincorporated areas of the County of San

Bernardino. The Victorville R/ECAP only includes Census Tract 99.05, which encompasses less than 4 square miles. The R/ECAP area includes areas north of Mojave Drive ending at Air Expressway, along the west side of I-15 and bordering east. This area is partially located within the West City and the Southern California Logistics Airport Planning Areas. Although, this geographic area appears to have significant concentrations of poverty and minority populations, housing development is actually very minimal. The majority of the R/ECAP is predominantly within the County unincorporated area and appears to spread minimally into the City limits. In an effort to expand financial literacy and access of financing for homeownership and improvement, the Town of Apple Valley and City of Victorville will increase their participation with private financial institutions and new-home buyer workshops.

7. Over 40,000 families are on the waiting list for Housing Choice Vouchers and Public Housing assistance within the Apple Valley/Victorville Home Consortia. Currently, there are no public housing developments in the Consortia, but the San Bernardino County Housing Authority is taking proactive measures to improve the lives of its residents. The Housing Authority periodically inspects the properties to ensure good living conditions, assists its clients in engaging in self-sufficiency programs such as collaborating among other San Bernardino County departments and staff to provide and direct opportunities for career placement or training. Additionally, the Housing Authority of County of San Bernardino provides after school programs and services for low-income and underrepresented children at various locations.

Both the Housing Authority of San Bernardino and the Apple Valley/Victorville Home Consortia provide homeownership programs. To further supplement homeownership opportunities, the Housing Authority shall continue to rehabilitate and improve its existing sites through federal and state funding.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

- By 2021, in line with the Apple Valley's Housing Element goals, Apple Valley will continue to implement a comprehensive strategy to accommodate Town's estimated RHNA of over 3,000 dwelling units.
- Maintain the Down Payment Assistance and Owner and Tenant Occupied Rehabilitation Grant and Loan Programs as a tool to increase affordable homeownership opportunities for low and moderate income persons. By FYE 2022, the Consortia shall preserve and expand its affordable housing in low-income neighborhoods by assist at least 50 low and moderate income households.
- The Apple Valley Land Use Element includes a number of residential land use densities. As governed by Measure N, single family home lots are allowed at densities ranging from over 5 acres to 2 per acre. The Land Use Element also includes the Medium Density Residential land use designation, which allows 4 to 20 units per acre; and a new

designation being created with the General Plan Update of 2009, Mixed Use, which allows densities of 4 to 30 units per acre. The Mixed Use designation also requires that both commercial and residential components be integrated into all proposed projects in the designation, thereby assuring that higher density residential development will occur within commercial projects. This land use designation has been applied primarily along major transportation and employment corridors, including Bear Valley Road, Highway 18, and Dale Evans Parkway.

- The Consortia and each jurisdiction works with local agencies and organizations in providing shelter and transitional housing for the homeless. The Consortia efforts will continue to look at the use of CDBG and HOME funds for local homeless facilities, as funding needs are analyzed. The Town modified the zoning designations as a program for the previous cycle to include Single-Room Occupancy, Homeless Shelters and Transitional/Supportive Housing in Ordinance No. 405 adopted on April 27, 2010. In addition to this modification, Apple Valley recently added the Village Commercial zone, in addition to the Service Commercial zone, as zones that would allow homeless shelters with approval of an SUP in Ordinance No. 425 adopted on November 8, 2011.
- By FYE 2022, establish target populations for various housing programs, i.e. senior, disabled, veterans, large families, etc.
- Prohibit practices that arbitrarily direct buyers and renters to certain neighborhoods or types of housing.
- By FYE 2022, increase the production of fair housing literature and information at city halls, libraries, senior centers, and local places of worship to inform both landlords and tenants of their rights and responsibilities by hosting at the minimum two (2) fair housing educational workshops during each fiscal year. The information shall direct landlords and tenants to the San Bernardino Housing Authority and Inland Fair Housing and Mediation Board, which have an established dispute resolution program.
- Each agency will maintain a brochure which describes the improvements eligible for each respective Rehabilitation Loan Program, including energy conservation measures, and shall distribute the brochure at community locations where they can be available to the community at large.
- By 2021, in line with the Apple Valley's Housing Element goals, Apple Valley will promote development and financing of senior housing through density bonuses, reduced parking requirements, and other development incentives. Development of housing projects for the elderly, low and moderate income housing shall be expedited. All fees shall be waived for shelters and transitional housing projects.

- By the end of 2022, increase the availability or production of transitional shelters or projects, affordable housing for multi-family, single family, veterans and disabled persons through funding non-profit service providers and organizations.
- Expedite development of housing projects for the elderly, low and moderate income persons. All fees shall be waived for shelters and transitional housing projects.
- Continue to promote the removal of architectural barriers in order to provide barrier-free housing for handicapped or disabled persons. And enforce the handicapped accessibility requirements of Federal fair housing law that apply
- As projects are reviewed by staff, distribution of Low/Mod housing shall be promoted to blend in with the existing residential neighborhoods and shall not be concentrated in any single area of the Town or City. Anticipated Impact: Integration of all income
- To preserve and expand opportunities and special needs services in order to integrate all persons of a protected class within the community.
- By the end of FY 2017/2018, the cities and Consortia will expand their efforts in providing financial literacy services and advocate for an increase of supply of affordable ownership housing by hosting a minimum of two (2) financial literacy and access of financing for homeownership workshops.
- During FY 2017-2022, the cities will increase their participation in financial literacy and new-home buyer workshops.
- As projects are reviewed by staff, distribution of Low/Mod housing shall be promoted to blend in with the existing residential neighborhoods and shall not be concentrated in any single area of each respective city in order to more fully integrate all income levels.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Consortia engages in street outreach and engagement activities in order to reach homeless populations. One of these activities is the annual Point-In-Time Count which seeks to identify the homeless and assess their needs. The County's 10 Year Plan to End Homelessness seeks to expand street outreach to include multi-disciplinary practitioners from law enforcement, social services, health care, mental health care, faith-based groups, volunteers, non-profits, community-based organizations and substance abuse recovery centers.

In addition, the Consortia works closely with the Homeless Outreach and Proactive Enforcement (H.O.P.E.). The program is a proactive approach intended to ultimately reduce calls for service and other resources currently required to deal with the homeless population. A community policing philosophy will be used to link the homeless population with resources and service providers throughout the County. The objective is to stop the revolving door of arrest, incarceration, and then release regarding homeless related crimes.

Currently, the H.O.P.E. Team is a four man team assigned throughout the County. Personnel assigned to the H.O.P.E. team will each be responsible for a region of the County to connect with resources, service providers, and points of contact for each station.

The H.O.P.E. program aims to balance proactive outreach with enforcement of the law, while connecting members of the homeless population with resources that may help them transition from homelessness. The goal is to reduce the rate of recidivism and reduce the current costs associated to homeless related crime.

Addressing the emergency and transitional housing needs of homeless persons

The Consortia will continue to work jointly with the San Bernardino County's Continuum of Care (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs provided to assist the homeless.

In addition, the Consortia efforts will continue to look at the use of CDBG and HOME funds for local homeless facilities, as funding needs are analyzed. The Town modified the zoning designations as a program for the previous cycle to include Single-Room Occupancy, Homeless Shelters and Transitional/Supportive Housing in Ordinance No. 405 adopted on April 27, 2010. In addition to this modification, Apple Valley recently added the Village Commercial zone, in

addition to the Service Commercial zone, as zones that would allow homeless shelters with approval of an SUP in Ordinance No. 425 adopted on November 8, 2011.

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

The Consortia participate in the San Bernardino County's Continuum of Care. (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs the Consortia currently funds that assist the homeless.

Locally, the Consortia works with High Desert Homeless Services, Inc. (HDHS). The organization is a private, non-profit 501(c) (3) organization, located in Victorville that has been assisting homeless persons since June 1988. The mission of HDHS is to assist residents of the Victor Valley and High Desert area of San Bernardino County who have been displaced from long-term housing due to natural disaster or loss of income, and to assist non-residents by providing short-term emergency shelter.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Consortia will continue to work with and refer residents to the County's Department of Behavioral Health which has several programs to assist homeless residents with mental health needs, such as, the mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), the housing program operated in conjunction with the Housing Authority (provides mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and the employment program (provides employment skills evaluations, pre-employment services, job coaching and collateral services to residents with mental health needs).

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The County administers the Childhood Lead Poisoning Prevention Program (CLPPP) that seeks to eliminate childhood lead-based paint (LBP) poisoning by caring for lead-poisoned children and identifying and eliminating sources of lead exposure. Services provided include nursing, case management for children, as well as education to health care providers, communities and families. In addition, the CLPPP maintains an electronic surveillance system that enables collection, analysis and dissemination of information about childhood lead poisoning. Laboratory, case management and environmental data are collected which provide the basis for case and exposure source evaluation and summary statistics.

Types of housing not covered include: a) housing built since January 1, 1978, when lead paint was banned for residential use; b) housing exclusively for seniors or people with disabilities, unless a child under age six is expected to reside there; c) zero-bedroom dwellings, including efficiency apartments, single-room occupancy housing, dormitories or military barracks; d) property that has been found to be free of lead-based paint by a certified lead-based paint inspector; e) property where all lead-based paint has been removed; f) unoccupied housing that will remain vacant until it is demolished; g) non-residential property; h) any rehabilitation or housing improvement that does not disturb a painted surface; and, i) emergency homeless assistance, unless the assistance lasts more than 100 days, in which case the rule does apply.

How are the actions listed above related to the extent of lead poisoning and hazards?

Its important that contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. According to 2012, ACS Data, 29% (10,170) of owner-occupied and 27% (5,305) of renter-occupied housing units in the Consortia were build before 1980 and are occupied with children. Each of these units could be at risk of lead base poisoning.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulations and the City of Victorville and Town of Apple Valley policies regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion. The Consortia will continue to maintain policies and procedures to increase access to housing without LBP hazards. Funding is not provided until it is determined properties are free of LBP hazards.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According 2013 ACS Data, the poverty rate for the Consortia was 23% or 43,087 people. Of these people, 91% resided in family households which generally means that children make up a large number of persons experiencing poverty in the jurisdiction.

Person-level Information	Number	Percentage
Poverty Rate:	43,087	23.37%
Persons in Poverty in Family Households:	38,378	90.50%
Persons in Poverty in non-Family Households:	4,029	9.50%
2009-13 ACS		

All communities share a goal to eradicate poverty. The Consortia recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance. The Consortia's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. Below are the Goals, Programs and Policies for reducing the number of Poverty-Level Families within the Consortia.

Goal: To reduce poverty level percentage below 2013 levels by the end of 2021.

Policy #1: To support nonprofit agencies through the use of CDBG funding and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy #2: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: The Consortia will implement the above policies by increasing job opportunity through education and job training programs; collaborating with state, county and local agencies that offer trade skills training and basic job search techniques; encouraging local education facilities to offer education and training that will lead to employment opportunities in the community; and supporting job creation through business friendly policies and practices.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Consortia will allocate CDBG funding to a variety of public service agencies that offer supportive services in the fight against poverty and other special needs. These organizations provide direct assistance in the form of food and housing, others provide indirect assistance such as case management and referral services to other service programs. The Consortia will also coordinate with and refer people to programs offered by the County of San Bernardino.

SP-80 Monitoring - 91.230

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

Each jurisdiction is responsible for overall program monitoring and compliance of CDBG programs. The City of Victorville is responsible for monitoring HOME funded activities.

Staff monitors each newly funded agency or department during the program year, conducts a desktop audit of each sub-recipient contract file annually, and conducts an on-site monitoring visit with each sub-recipient and City department at least once every two years. Each monitoring visit is followed up with a formal letter with the results of the monitoring visit. If concerns or findings are found, the sub-recipient or department is given 30 days to either correct the problem, or provide a corrective action plan. Executive management is provided with a summary of the results of the monitoring visits.

Each jurisdiction also ensures compliance with all Federal and City contracting regulations, including procurement, Federal Labor Standards, Davis- Bacon, equal opportunity, et al. While construction projects are underway, weekly on-site compliance interviews with the workers are conducted.

In addition, the Consortia will ensure compliance with the US Office of Management and Budget (OMB) requirements for conducting single audits as well as comply with the US Department of Housing and Urban Development (HUD) reporting requirements for accomplishment in the Integrated Disbursement and Information System (IDIS).

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

In the Action Plan, the Consortia provides a concise summary of the actions, activities, and programs that will take place during the program year to address the priority needs and goals identified by the Strategic Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Community Development; Economic Development,	\$1,723,946	\$XXXX	\$XXXX	\$XXXX	\$6,895,784	Total amount is based on FY 17-18 CDBG allocation and the previous year's program income for the Consortia. The expected remaining amount is based on a 4 year projection of CDBG allocated funding from FY 17-18 to FY 21-22
HOME Funding	Federal	Affordable Housing	\$538,265	\$XXXX	\$XXXX	\$XXXX	\$2,153,060	Total amount is based on FY 17-18 HOME allocation and the previous year's program income for the Consortia. The expected remaining amount is based on a 4 year projection of HOME allocated funding from FY 17-18 to FY 21-22

Table 53 - Expected Resources – Priority Table

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

Available public resources to serve low- and moderate-income households will need to be distributed across the spectrum of needs and heavily leveraged when possible. This means providing funds for homebuyer assistance, housing rehabilitation, and the creation or development of new housing serving the target groups. The Consortia will actively pursue additional State and federal funding sources to leverage CDBG Funds.

In addition, the Consortia is expected to receive \$538,265 in HOME funding which can be leveraged with CDBG funding if used for affordable housing. The Consortia will leverage HOME funding if future eligible projects are presented during the 5-year planning process. The HOME Program requires a 25-percent match based on fund expenditure. The HOME statute provides a reduction of the matching contribution requirement under three conditions: 1) Fiscal distress; 2) Severe fiscal distress; and 3) Presidentially-declared major disasters covered under the Stafford Act. The Consortia has been identified by HUD as a fiscally distressed jurisdiction and has been granted a 100-percent match reduction for FY 2016-2017. The Consortia expects this designation to occur in 2017-2018 planning period as well.

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide suitable living environments for the Consortia's residents	2017	2021	Homeless Non-Homeless Special Needs	Consortia	<ul style="list-style-type: none"> • Supportive services for the homeless and at risk homeless • Human services 		
2	Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the Consortia.	2017	2021	Affordable Housing	Consortia	<ul style="list-style-type: none"> • Housing programs • Homeless 		
3	Expand economic opportunities.	2017	2021	Non-Housing Community Development	Consortia	Need to increase economic development and employment opportunities.		
4	The remaining goals will be reserved for the AFH. Strategies and actions to implement the fair housing goals and priorities in an AFH must be included in a program participant's 5-Year ConPlan, Annual ConPlan Action Plan,	2017	2021	Non-Homeless Special Needs	Consortia	<ul style="list-style-type: none"> • Accessibility and Mobility • Human services 		
5		2017	2021	Homeless	Consortia	<ul style="list-style-type: none"> • Accessibility and Mobility • Human services 		
6		2017	2021	Non-Homeless Special Needs	Consortia	<ul style="list-style-type: none"> • Accessibility and Mobility • Human services 		

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Provide suitable living environments for Consortia's residents
	Goal Description	Support the development of "one stop" resource centers to assist homeless persons to acquire the necessary documentation and consultation (mental health, physical health and nutrition, job skills training, identification, social security and disability benefits, etc.) to achieve reentry into employment and housing; food and nutrition services; utility assistance; support the Homeless Outreach Proactive Enforcement (HOPE) program; support public safety efforts; provide resource directories for available services; provide community resource directory for all available services; encourage collaboration between agencies, faith based organizations and other stakeholders to unify services; support efforts to increase volunteerism in public service programs.
2	Goal Name	Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the Consortia
	Goal Description	Transitional shelters; affordable housing for multi-family, single family, veterans; rehabilitation- owner occupied and rental; down payment assistance; code enforcement activity to improve neighborhood aesthetics and values; reduce overcrowding in occupied properties; consider establishing rent control for affordability; encourage collaboration between public agencies, developers, investors and other stakeholders to develop a wide-range of housing development.
3	Goal Name	Expand economic opportunities
	Goal Description	Increase job opportunity through education and job training programs; encourage small business development through business practices and fundamentals education: collaborate with state, county and local agencies that offer trade skills training and basic job search techniques; encourage local education facilities to offer education and training that will lead to employment opportunities in the community; support job creation through business friendly policies and practices.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Action Plan must provide a concise summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the Strategic Plan. In the template, each eligible program/activity is called a project.

#	Program/Project Name
1	C.A.S.A
2	Desert Manna Food Bank Distribution Center
3	Homeless Shelter and Homeless Related Services
4	HDTLC/Gateway Food Pantry and Clothes Closet and the Gateway Community
5	Fair Housing Program Services
6	Legal Aid
7	Employment Development Program
8	Resources and Referrals for Families
9	Victorville Sexual Assault Crisis Program
10	Homeless Prevention and Intervention Services
11	A Better Way
12	Solutions for Homelessness
13	6th Street Prep After School Enrichment Program
14	Sunset Ridge Summer Program
15	Crime Free Multi Housing
16	Graffiti Abatement
17	Desert Manna Food Bank Distribution Center
18	Low Income Solar Energy Assistance Program
19	Shelter Solar Project
20	Installation of Underground Electrical Poles
21	Senior and Disabled Home Repair
22	City Wide Outdoor Basketball Court Resurfacing
23	Hook Community Center ADA Compliance Projects
24	Victorville Activities Center - ADA Compliance Projects
25	Victorville City Library - ADA Compliance Projects
26	Victorville City Library - New Carpet Installation
27	Code Enforcement
28	Demolition
29	Code Compliance Rehabilitation Program
30	Commercial Façade Improvement Program
31	Curb Appeal Program
32	ADA Compliance upgrades
33	Homeless Veteran Project - House Renovation
34	Senior Home Repair Program
35	HOME Housing - CHDO

Table 55 – Project Information

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

The primary obstacle to meeting the needs of the most underserved groups in the Consortia (primarily low-income families, seniors, youth, and the homeless) is the general lack of funding resources available to the public and private agencies providing the services to meet those needs. The economic downturn that began in late 2007 has impacted both private foundations and public agencies as donations have declined along with public funding. Continued state budget shortfalls have caused the State of California to reduce funding for local aid to cities, significantly impacting the funding of local programs.

In addition, cities across California are grappling with ramifications of Assembly Bill 1X26, which, in conjunction with a December 2011 California Supreme Court decision, eliminated redevelopment agencies (RDAs) and the associated diversion of property tax increment revenue to RDAs (known as tax increment or redevelopment funds). Redevelopment funds have represented one of the largest funding sources for affordable housing in California (redevelopment law required that 20 percent of the funds must be spent for affordable housing), and were utilized to revitalize blighted areas and foster economic development in redevelopment project areas.

At the federal level, entitlement grants have not kept up with inflation and have been reduced over the years, further decreasing funds available to provide services to meet needs within the Consortia. With inflation, lower incomes, and the growing needs of low-income persons and special needs groups, the limited funding resources is a significant obstacle to meeting underserved needs in the Consortia.

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Geographic Distribution Victorville and AP- This is not a requirement, but does the Consortia have an area (s) it plans to prioritize funding?

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Consortia will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the Consortia's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The Consortium estimates the following beneficiaries from the combination of housing related efforts funded by the CDBG and HOME funding.

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

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

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

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

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

Discussion

This question is not applicable. There are no supply of public housing developments within the Consortia at this time

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Action Plan must describe the jurisdiction's one-year goals and the specific actions steps it will undertake in the program year to carry out the homeless strategy outlined in SP-60 homelessness Strategy.

The Action Plan must also describe the jurisdiction's one-year goals and specify the activities it will undertake to serve the housing and supportive service needs of non-homeless populations who require supportive housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

One Year Goal

The Consortia's one year goal is to Provide suitable living environments for the Consortia's residents by engaging in street outreach and engagement activities in order to reach homeless populations.

Actions

The Consortia will work closely with the Homeless Outreach and Proactive Enforcement (H.O.P.E.). The program is a proactive approach intended to ultimately reduce calls for service and other resources currently required to deal with the homeless population. A community policing philosophy will be used to link the homeless population with resources and service providers throughout the County. The objective is to stop the revolving door of arrest, incarceration, and then release regarding homeless related crimes.

Addressing the emergency shelter and transitional housing needs of homeless persons

One Year Goal

The Consortia's one year goal is to Provide suitable living environments for the Consortia's residents by partnering with agencies that support homeless populations and reviewing policy relating to emergency shelter and transitional housing needs.

Actions

The Consortia will continue to work jointly with the San Bernardino County's Continuum of Care (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs provided to assist the homeless.

In addition, the Consortia efforts will continue to look at the use of CDBG and HOME funds for local homeless facilities, as funding needs are analyzed. The Town modified the zoning designations as a program for the previous cycle to include Single-Room Occupancy, Homeless Shelters and Transitional/Supportive Housing in Ordinance No. 405 adopted on April 27, 2010. In addition to this modification, Apple Valley recently added the Village Commercial zone, in addition to the Service Commercial zone, as zones that would allow homeless shelters with approval of an SUP in Ordinance No. 425 adopted on November 8, 2011.

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

One Year Goal

The Consortia's one year goal is to Provide suitable living environments for the Consortia's residents by funding and partnering with agencies that support homeless and at-risk of homeless populations.

Actions

The Consortia participate in the San Bernardino County's Continuum of Care. (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing and permanent housing. Victorville commits staff to the COC planning and implementation process, and provides the COC Steering Committee critical information regarding the types of resources and programs the Consortia currently funds that assist the homeless.

Locally, the Consortia works with High Desert Homeless Services, Inc. (HDHS). The organization is a private, non-profit 501(c) (3) organization, located in Victorville that has been assisting homeless persons since June 1988. The mission of HDHS is to assist residents of the Victor Valley and High Desert area of San Bernardino County who have been displaced from long-term housing due to natural disaster or loss of income, and to assist non-residents by providing short-term emergency shelter.

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

employment, education, or youth needs.

One Year Goal

The Consortia's one year goal is to Provide suitable living environments for the Consortia's residents by partnering with agencies that support homeless and at-risk of homeless populations.

Actions

The Consortia will continue to work with and refer residents to the County's Department of Behavioral Health which has several programs to assist homeless residents with mental health needs, such as, the mentally ill homeless program (30 days of basic needs, case management, employment, and outreach services to homeless mentally ill adults), the housing program operated in conjunction with the Housing Authority (provides mental health services and long term permanent housing for homeless mentally ill or mentally ill/substance abuse residents), and the employment program (provides employment skills evaluations, pre-employment services, job coaching and collateral services to residents with mental health needs).

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The Consortia briefly describes the actions it will take during the next year to reduce barriers to affordable housing. Jurisdictions should refer back to MA-40 in the Market Analysis and SP-55 in the Strategic Plan when writing this section

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

- By 2021, in line with the Apple Valley's Housing Element goals, Apple Valley will continue to implement a comprehensive strategy to accommodate Town's estimated RHNA of over 3,000 dwelling units.
- Maintain the Down Payment Assistance and Owner and Tenant Occupied Rehabilitation Grant and Loan Programs as a tool to increase affordable homeownership opportunities for low and moderate income persons. By FYE 2022, the Consortia shall preserve and expand its affordable housing in low-income neighborhoods by assist at least 50 low and moderate income households.
- The Apple Valley Land Use Element includes a number of residential land use densities. As governed by Measure N, single family home lots are allowed at densities ranging from over 5 acres to 2 per acre. The Land Use Element also includes the Medium Density Residential land use designation, which allows 4 to 20 units per acre; and a new designation being created with the General Plan Update of 2009, Mixed Use, which allows densities of 4 to 30 units per acre. The Mixed Use designation also requires that both commercial and residential components be integrated into all proposed projects in the designation, thereby assuring that higher density residential development will occur within commercial projects. This land use designation has been applied primarily along major transportation and employment corridors, including Bear Valley Road, Highway 18, and Dale Evans Parkway.
- The Consortia and each jurisdiction works with local agencies and organizations in providing shelter and transitional housing for the homeless. The Consortia efforts will continue to look at the use of CDBG and HOME funds for local homeless facilities, as funding needs are analyzed. The Town modified the zoning designations as a program for the previous cycle to include Single-Room Occupancy, Homeless Shelters and Transitional/Supportive Housing in Ordinance No. 405 adopted on April 27, 2010. In addition to this modification, Apple Valley recently added the Village Commercial zone, in addition to the Service Commercial zone, as zones that would allow homeless shelters with approval of an SUP in Ordinance No. 425 adopted on November 8, 2011.

- By FYE 2022, establish target populations for various housing programs, i.e. senior, disabled, veterans, large families, etc.
- Prohibit practices that arbitrarily direct buyers and renters to certain neighborhoods or types of housing.
- By FYE 2022, increase the production of fair housing literature and information at city halls, libraries, senior centers, and local places of worship to inform both landlords and tenants of their rights and responsibilities by hosting at the minimum two (2) fair housing educational workshops during each fiscal year. The information shall direct landlords and tenants to the San Bernardino Housing Authority and Inland Fair Housing and Mediation Board, which have an established dispute resolution program.
- Each agency will maintain a brochure which describes the improvements eligible for each respective Rehabilitation Loan Program, including energy conservation measures, and shall distribute the brochure at community locations where they can be available to the community at large.
- By 2021, in line with the Apple Valley's Housing Element goals, Apple Valley will promote development and financing of senior housing through density bonuses, reduced parking requirements, and other development incentives. Development of housing projects for the elderly, low and moderate income housing shall be expedited. All fees shall be waived for shelters and transitional housing projects.
- By the end of 2022, increase the availability or production of transitional shelters or projects, affordable housing for multi-family, single family, veterans and disabled persons through funding non-profit service providers and organizations.
- Expedite development of housing projects for the elderly, low and moderate income persons. All fees shall be waived for shelters and transitional housing projects.
- Continue to promote the removal of architectural barriers in order to provide barrier-free housing for handicapped or disabled persons. And enforce the handicapped accessibility requirements of Federal fair housing law that apply
- As projects are reviewed by staff, distribution of Low/Mod housing shall be promoted to blend in with the existing residential neighborhoods and shall not be concentrated in any single area of the Town or City. Anticipated Impact: Integration of all income
- To preserve and expand opportunities and special needs services in order to integrate all persons of a protected class within the community.
- By the end of FY 2017/2018, the cities and Consortia will expand their efforts in providing financial literacy services and advocate for an increase of supply of affordable ownership

housing by hosting a minimum of two (2) financial literacy and access of financing for homeownership workshops.

- During FY 2017-2022, the cities will increase their participation in financial literacy and new-home buyer workshops.
- As projects are reviewed by staff, distribution of Low/Mod housing shall be promoted to blend in with the existing residential neighborhoods and shall not be concentrated in any single area of each respective city in order to more fully integrate all income levels.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section will describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

In addition, this section will identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

A major obstacle for the Consortium in meeting underserved needs is the lack of adequate financial resources to meet the growing needs of low and moderate income persons. The Consortia will continue to expand its housing programs to meet the growing need for affordable housing. In addition, the City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the homeless, the potential homeless, the youth, seniors, female-headed families, victims of domestic violence, and the disabled. The Consortia is also proactively seeking additional resources to meet the underserved needs. Federal, state, and local resources expected to be made available to address the needs identified in the Consolidated Plan.

Actions planned to foster and maintain affordable housing

The Consortia will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The Consortia's Housing Sites Inventory Program helps ensure that the Consortia continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that can be used to promote the maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.

The Consortia will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.

Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater

density for affordable housing projects that include additional incentives to the developer. The Consortia utilizes this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

Redevelopment funding was a critical tool that the Consortia used to encourage and support the preservation and creation of affordable housing that primarily benefited low- and moderate-income households. The Consortia will seek alternative funding from state and federal sources to make up for the shortfall caused by the dissolution of the jurisdiction's redevelopment agency by the state.

Finally, the Consortia will continue to expand its housing programs to meet the growing need for affordable housing through the use of HOME funds. Specifically, the Consortia will support the following projects through HOME funding in FY 17-18:

- Real Estate Recovery Mission Homeless Veteran Project -House Renovation
- City of Victorville - Economic Development Department- Senior Home Repair Program
- Support of CHDO project (Allocation of \$48, 999 will be awarded once a qualified CHDO has been identified)
- Orlando- I need the city's planned use of HOME Funding

Actions planned to reduce lead-based paint hazards

The City of Victorville will continue to maintain policies and procedures to increase access to housing without LBP hazards. Funding is not provided until it is determined properties are free of LBP hazards. Types of properties covered include: a) federally-owned housing being sold; b) housing receiving a federal subsidy that is associated with the property, rather than with the occupants (project-based assistance); c) public housing; d) housing occupied by a family (with a child) receiving a tenant-based subsidy (such as a voucher or certificate); e) multifamily housing for which mortgage insurance is being sought; and, f) housing receiving federal assistance for rehabilitation, reducing homelessness, and other special needs.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. Below are the Goals, Programs and Policies for reducing the number of Poverty-Level Families within the Consortia:

Goal: To reduce poverty level percentage below 2013 levels by the end of 2021.

Policy #1: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy #2: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: The Consortia will implement the above policies by increasing job opportunity through education and job training programs; collaborating with state, county and local agencies that offer trade skills training and basic job search techniques; encouraging local education facilities to offer education and training that will lead to employment opportunities in the community; and supporting job creation through business friendly policies and practices.

In FY 17-18, the City plans to fund the following projects which are designed to reduce the number of poverty-level families: (Victorville: Let me know which ones from the list below will be funded /Orlando: please provide your budget and projects)

- Court Appointed Special Advocates of San Bernardino County (C.A.S.A.): C.A.S.A
- Desert Manna Desert Manna: Food Bank Distribution Center
- High Desert Homeless Services: Homeless Shelter and Homeless Related Services
- High Desert Transitional Living Connection: HDTLC/Gateway Food Pantry and Clothes Closet and the Gateway Community
- Inland Fair Housing and Mediation Board: Fair Housing Program Services
- Legal Aid Society of San Bernardino: Legal Aid
- Moses House Ministries: Employment Development Program
- Moses House Ministries and Rose of Sharon Pregnancy Center: Resources and Referrals for Families
- San Bernardino Sexual Assault Services: Victorville Sexual Assault Crisis Program
- St. John of God Health Care Services and Victor Valley Community Services Council: Homeless Prevention and Intervention Services
- Victor Valley Domestic Violence: A Better Way
- Victor Valley Family Resource Center: Solutions for Homelessness
- City of Victorville - Community Services Department: 6th Street Prep After School Enrichment Program
- City of Victorville - Community Services Department: Sunset Ridge Summer Program
- City of Victorville - Police Department: Crime Free Multi Housing
- City of Victorville - Public Works Department: Graffiti Abatement

Actions planned to develop institutional structure

Listed below are specific actions that the City plans to take in FY 17-18 to develop institutional structure:

- The Consortia will continue to foster and maintain relationships with other agencies to establish an institutional structure that maximizes its resources. The City's institutional structure will consist of public agencies, for-profit agencies, and non-profit organizations.
- To address housing needs, The Consortia will continue to partners with the Town of Apple Valley to form a Consortium to receive HOME funds.

- The Consortia will continue to work with the County of San Bernardino to provide affordable housing opportunities to extremely low and low income renters in Victorville.
- The Consortia will continue to work with the San Bernardino Office of Homeless Services, as well as Victor Valley Domestic Violence and High Desert Homeless Services to address homeless issues.
- The Consortia will also work with the agencies and internal departments listed in AP-38 to bridge any identified gaps in the service delivery system. We receive quarterly reports from the agencies and internal departments we fund about the ongoing services they provide.
- The Consortia anticipates holding public meetings to solicit input regarding needs of the community.

These efforts provide for regional collaboration to better serve our community and enhances coordination between public and private housing and social service agencies

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section addresses the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding program-specific narratives in the Action Plan for CDBG and HOME.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities 0

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

Discussion