

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

ESTABLISHMENT OF CONSOLIDATED PLAN PRIORITIES

Summary Statement:

Since the initial adoption of the first Town of Apple Valley five-year Consolidated Plan in 1997, the Town Council has established the practice of setting annual priorities to be used as a guideline for funding recommendations outlined in each year's Action Plan. Due to the formation of the HOME Consortium, the priorities established now will provide direction for both CDBG as well HOME funded activities.

Pursuant to CDBG regulations, all projects must meet one of three national objectives set forth by the U.S. Department of Housing and Urban Development (HUD): (1) Benefit low and moderate income, (2) Aid in the elimination/prevention of slum and blight, and (3) Meet an urgent need. Pursuant to HOME regulations, HOME funds are specifically focused on affordable housing activities and may be used to develop and support affordable rental housing and homeownership opportunities. Recommended projects for funding should be consistent with addressing the needs identified, and priority strategy developed, in each five-year Consolidated Plan.

It is now appropriate for the Council to establish a new list of priorities to be used as a guideline for funding CDBG and HOME projects during the 2009-2010 program year. Each year's Action Plan priorities should be consistent with the priorities established in the Five-Year Strategic Plan. Based upon the foregoing, staff recommends adoption of the form motion.

RECOMMENDED ACTION

That the Town Council approve the following list of Community Development Block Grant and HOME priorities, as established in the Strategic Plan, to be used as a guideline by the Community Development Citizens Advisory Committee in making funding recommendations to the Town Council for the 2009-2010 Action Plan.

1. Preserve the Existing Housing Stock (Single-Family Housing Rehabilitation)
2. Expand the Supply of Affordable Housing and tentative new Senior Rental Project
3. Increase Affordable Homeownership Opportunities
4. Address Public Service Needs
5. Affirmatively Further Fair Housing to Ensure Equal Access to Housing Lower Income, Ethnic Minorities and Special Needs Groups (Fair Housing Program)
6. Create Safer, More Attractive and More Accessible Neighborhoods and Stimulate Economic Growth Through the Improvement of Infrastructure

Proposed by: Director of Economic & Community Development **Item Number:** _____

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

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The priorities identified in the existing Five-Year Consolidated Plan are summarized below:

1. Preserve the Existing Housing Stock
2. Expand the Supply of Affordable Housing
3. Assist in Reducing Housing Costs of Extremely Low- and Low- Income Households
4. Increase Affordable Homeownership Opportunities
5. Eliminate Blighted Conditions and Substandard Housing Through Enhanced Code Enforcement Activities and Demolition
6. Provide 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
7. Assist Special Needs Persons with Reducing Housing Costs and with Meeting Their Rehabilitation Needs
8. Affirmatively Further Fair Housing to Ensure Equal Access to Housing for Lower Income, Ethnic Minorities and Special Needs Groups
9. Coordinate Public and Private Efforts to Reduce Lead-Based Paint hazards and Protect Young Children
10. Create Safer, More Attractive and More Accessible Neighborhoods and Stimulate Economic Growth Through the Improvement of Infrastructure
11. Provision of Public Facilities and Park Improvements
12. Address Public Service Needs
13. Expand The Economic Base and Promote Greater Employment Opportunities for Residents

Although the Town has made progress in meeting some of the priorities established in the past and current Five-Year Consolidated Plan, it is far from addressing all of the needs identified. Thus we must continue to further our efforts in addressing said needs. In particular, HUD requires cities to substantially address priorities outlined in their five-year housing strategy. Existing state requirements also create a need to develop more affordable housing.

On September 18, 2008, a Consultation Meeting was held to solicit input from non-profit entities and service providers as to the housing and community development needs of our community. For your information, a copy of the identified needs is included as "Attachment A."

During fiscal year 2007/2008 21 loans closed under the Residential Rehabilitation Loan Program (RRLPI). During fiscal year 2008-2009, staff anticipates there will be sufficient funds to assist 19 to 21 Apple Valley households with their repair needs. During fiscal year 2007-2008, 9 loans closed under the Down Payment Assistance Program (DAP); however, funds are completely depleted at this time. Additionally, staff continues to negotiate with Housing Partners I regarding a proposal to develop an affordable rental housing project for seniors and may request additional HOME financial assistance from the Town Council.

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The approximate CDBG allocation for 2009-2010, based on 95 percent of last year's allocation, is \$599,265. In addition, proposed budget savings in the amount of an estimated \$10,000 will be available for reprogramming. The total estimated amount of funding available to fund CDBG projects for 2009-2010 is \$609,265. The anticipated HOME Consortium allocation for 2009-2010 is \$594,240. Of that amount, Apple Valley and Victorville will receive an estimated \$247,026 and \$347,214 respectively.

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008) appropriates \$3.92 billion for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties, and provides under a rule of construction, that unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. The grant program under Title III is referred to as the Neighborhood Stabilization Program (NSP). On Friday, September, 26, 2008, Town staff received notification from HUD that the Town of Apple Valley will receive approximately \$3,064,836. This substantial allocation will necessitate developing a Neighborhood Stabilization Plan (NSP) that will outline a program of activities and result in amending the current 2008-2009 Consolidated Plan. A public hearing will be scheduled for Tuesday, November 18, 2008 to facilitate this process.

Attachment A

Consolidated Plan Victor Valley/High Desert Regional Consultation Meeting Housing and Community Development Needs Thursday, September 18, 2008

Needs Identified by Non-Profit Entities and Service Providers

Housing Needs:

- Emergency housing
- Transitional housing for youth and foster care children/rape victims
- Zoning issues for homeless shelters
- Need motel vouchers as shelters have no vacancies
- Neighborhood improvement/clean-up
- Affordable housing
- Affordable housing/seniors/including services
- Multi-family affordable housing
- First-time homebuyer programs for low-income/seniors
- Quality housing
 - Independent living
 - Disabled seniors
 - Rehabilitation programs
 - Use of foreclosed homes for seniors, homeless, hurricane victims
 - Foreclosed homes/rent to low-income
- Find more effective ways to advertise affordable housing programs
- Current tenants (rental housing) subject to short time to vacate property/vulnerable to last minute evictions.

Community Needs

- Foster care resources
- Youth Services:
 - Teen centers
 - Activities/recreation
 - Vocational programs
 - Job training
 - GED availability
- Homeless Individuals and youth
- Unmet need for homeless men/not enough beds available
- Homeless shelters in Apple Valley and Hesperia
- Food bank—current resources are inadequate/seeking permanent location
- Transitional grouping (keeping families together)
- Transitional services/prisoners
- Theme parks

Adelanto
Boys & Girls Club

- Library expansion
- Youth program/summer employment
- New high school
- Over-crowded school buses
- Traffic issues on Highway 395
- Recreation
- Transportation services
 - More frequent arrivals/departures
 - Shuttle services
 - Metro link services
- Graffiti Apple Valley and Adelanto
- Public Health Issues (Unmet need for services and facilities)
 - Planned Parenthood
 - Substance abuse
 - Mental health
 - Clinics
 - HIV treatment
 - Rape
 - Other psychological disorders
- Public Service organizations collaborate to share and market resources/programs.
- Street lights/Apple Valley

Needs Identified by Jurisdictions

1. Transportation
 - VVTA expand services to address community needs
2. Youth Services
 - YMCA proposed Bear Valley/Hesperia Roads
 - \$500,000 gap
 - Want existing building
 - Desert Community Bank/County of San Bernardino agreed to fund
 - Shared funding: Apple Valley, Victorville, Hesperia, and Adelanto?
3. Homeless Shelters
 - Additional homeless shelters needed—High Desert Homeless Services is the only shelter in the high desert.
 - Need for transitional units

Attachment B

Apple Valley

	Food Services	Health Services	Mental Health Services	Shelter Services	Recreation Services	Assisted Housing	Transitional Housing	Senior Services	Youth Services	Handicap Services	Transportation Services	Emergency Services	Job Training	Other: Affordable Housing	Other: Business Development-Land Use Planning	Other: Mt. Vista	Other: Clothing
Emanuel Care Center @ Church of the Valley, Bruce Young	1			1			1	1	1								
County of San Bernardino, Department of Airports, Mike N. Williams, A.A.E.											1	1			1		
San Bernardino Sexual Assault Services, Cassandra Black		1	1				1				1						
Vista Guidance Center, Maurine White		1	1														
Church for Whosoever, Timothy Tafoya																1	
Daniel Fant	1			1			1		1		1		1				
Erika Garcia	1			1			1		1		1		1				
Jesse Gomez	1			1									1				1
Jackie Santa Cruz				1		1	1				1		1	1			
Apple Valley Fire Protection District, Art Bishop												1					
Rolling Start, Inc., Julie Williams	1	1		1		1											
Total	5	3	2	6	0	2	5	1	3	0	5	2	4	1	1	1	1
	<i>Food Services</i>	<i>Health Services</i>	<i>Mental Health Services</i>	<i>Shelter Services</i>	<i>Recreation Services</i>	<i>Assisted Housing</i>	<i>Transitional Housing</i>	<i>Senior Services</i>	<i>Youth Services</i>	<i>Handicap Services</i>	<i>Transportation Services</i>	<i>Emergency Services</i>	<i>Job Training</i>	<i>Other: Affordable Housing</i>	<i>Other: Business Development-Land Use Planning</i>	<i>Other: Mt. Vista</i>	<i>Other: Clothing</i>