

Executive Summary

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

1. Introduction

The Town of Apple Valley (“Town”) 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 Community Development Block Grant (CDBG) program, while the Town administers the HOME Investment Partnerships Program (HOME) 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 (AAP) and Consolidated Annual Performance Evaluation Report (CAPER).

2. Summarize 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 Town’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 Town has determined to direct its funding to the following priorities:

- Supportive services for the homeless and at risk of becoming 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 (HUD) 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 Five-Year ConPlan.

4. Summary of Citizen Participation Process and consultation process

Throughout the Consortia's current Con-Plan cycle, it has held a series of community stakeholder meetings, community forums, workshops 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. A Community Priority Needs Assessment Survey was conducted to solicit input from residents and employees working in Apple Valley and Victorville. The questionnaire polled respondents about the importance of needs 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 five (5) different categories. The survey was available in English and in Spanish, as recommended in our Citizen Participation Plan.

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 five (5) different needs categories:

- Housing
- Homeless Services
- Economic Development/Employment Opportunities
- Human Services
- Accessibility/Mobility

The following summarizes the highest needs in the five categories:

- Housing – Increase the supply of affordable housing for low income veterans.
- Homeless Services – One Stop Resource Centers to assist homeless/at risk homeless by providing multiple re-entry services at one location and support the Homeless Outreach Proactive Enforcement (HOPE) program.
- Economic Development/Employment Opportunities – Increase job opportunity through education and job training programs.
- Human Services – Support programs that develop responsible, motivated and educated youth.
- Accessibility/Mobility – Support transit systems that improve access to employment, education, recreation, etc.

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 have been included in Appendix A.

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.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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
CDBG Administrator	APPLE VALLEY	Housing & Community Development
HOME Administrator	APPLE VALLEY	Housing & Community Development

Table 1 – Responsible Agencies

Narrative

The Town 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 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 and Consolidated Annual Performance and Evaluation Report (CAPER).

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

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. The Town also consulted with the same group of participants regarding the 2017 Assessment of Fair Housing which resulted in goals and activities directly tied to this Consolidated Plan.

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(l)).

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 agencies, 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.

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 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 participates in the San Bernardino County Continuum of Care (CoC) 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 CoC system on a region-wide basis should be a priority for the Consortia.

The Consortia plans to fund CoC member agencies over the Five-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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

<p>1 Agency/Group/Organization</p>	<p>Town of Apple Valley</p>
<p>Agency/Group/Organization Type</p>	<p>Other government – Local</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>In order to obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with Consortium residents, service providers and selected departments from each member jurisdiction. Focus groups were conducted with nearly 30 organizations representing special needs populations, affordable housing and economic development. Key one-on-one interviews were also conducted. A complete list of organizations is provided as an attachment.</p>

<p>2 Agency/Group/Organization</p>	<p>City of Victorville</p>
<p>Agency/Group/Organization Type</p>	<p>Other government – Local</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>In order to obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with Consortium residents, service providers and selected departments from each member jurisdiction. Focus groups were conducted with nearly 30 organizations representing special needs populations, affordable housing and economic development. Key one-on-one interviews were also conducted. A complete list of organizations is provided as an attachment.</p>

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 CoC 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 residents with an emphasis on the homeless.
Housing Element	Town of Apple Valley/ City of Victorville	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 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

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 thoroughly addressed. Aside from these partnerships, other departments within the Consortia are involved in collaborating and cooperating with state and federal entities in planning efforts.

AP-12 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 the Consortia's Con Plan cycle, the Housing staff 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 five (5) different needs categories:

- Housing
- Homeless Services
- Economic Development/Employment Opportunities
- Human Services
- Accessibility/Mobility

The following summarizes the highest needs in the five categories:

- Housing – Increase the supply of affordable housing for low income veterans.
- Homeless Services – One Stop Resource Centers to assist homeless/at risk homeless by providing multiple re-entry services at one location and support the Homeless Outreach Proactive Enforcement (HOPE) program.
- Economic Development/Employment Opportunities – Increase job opportunity through education and job training programs.
- Human Services – Support programs that develop responsible, motivated and educated youth.
- Accessibility/Mobility – Support transit systems that improve access to employment, education, recreation, etc.

The survey was made available in hard copy at Town Hall, the Apple Valley Library as well as in electronic format via Survey Monkey on the Town’s website and promoted via social media. The survey was available in English and in Spanish, as recommended in our Citizen Participation Plan.

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	Non-targeted/broad community	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 meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.	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 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.	All comments were accepted	

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)
2	Public Hearing	Non-targeted/broad community	The Consortia actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend all public 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. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.	No comments received from citizens at public hearing.	All comments were accepted.	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Not applicable	No comments received	Not applicable	

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)
4	Internet Outreach	Non-targeted/broad community	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.	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: Overall Need, Improve Consortia facilities, parks, libraries. Community Development Needs: Youth Centers Infrastructure and Neighborhood Improvements, Street Improvements, Public Service, Neighborhood Cleanup, Housing, Code Enforcement Activities and Economic Development/Jobs Growth. The complete questionnaire and results are attached.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 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 2019-2020, the Town will be receiving CDBG allocations totaling \$625,395 and the Consortia will be receiving a HOME allocation of \$721,434. 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 third year and projected funding levels for the remainder of the five-year Con Plan period for formula grant CDBG and HOME programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	625,395	0	\$225,000	\$850,395	1,250,790	The expected remaining amount is based on a 2-year projection of CDBG allocated funding from FY 20-21 to FY 21-22.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	721,434	0	0	721,434	1,442,868	The expected remaining amount is based on a 2-year projection of HOME allocated funding from FY 20-21 to FY 21-22.

Table 2 - 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 will be receiving \$721,434 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 2019-2020.

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

Not Applicable

Discussion

Anticipated resources comprised of allocation, anticipated program income and reprogrammed funds from prior years.

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	2019	2020	Homeless Non-Homeless Special Needs	Townwide	Supportive services for homeless and at risk of homelessness Human services Accessibility and Mobility	CDBG: \$448,809	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21,785 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 456 Persons Assisted Public service activities for Low/Moderate Income Housing Benefits: 35 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Affordable Housing	2019	2020	Affordable Housing	Townwide	Housing programs	CDBG: \$254,507 HOME: \$649,291	Rental Units Rehabilitated: 42 Household Housing Units Rental Units Constructed: 80 Household Housing Units Homeowner Housing Rehabilitated: 39 Household Housing Units Housing Code Enforcement/Foreclosed Property Care: 10,000 Households Housing Units Homeless Person Overnight Shelter: 38 Persons Assisted
3	Further Fair Housing Objectives in Consortia	2019	2020	Non-Homeless Special Needs	Townwide	Human services	CDBG: \$22,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Program Administration	2019	2020	N/A	Townwide	N/A	CDBG: \$125,079 HOME: \$72,143	N/A

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Provide suitable living environments
	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; emergency rental (including security deposits) and 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	Affordable Housing
	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	Further Fair Housing Objectives in Consortia
	Goal 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.

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 91.215(b):

The Town’s Residential Rehabilitation Program and City of Victorville’s Senior Home Repair Program will provide for the rehabilitation of 39 existing units for very low and low-income households. In addition, the Consortia’s CHDO set aside dollars will go to rehabilitate 42 existing units and construct 80 new units in an effort to address the affordable housing needs in the community.

AP-35 Projects - 91.420, 91.220(d)**Introduction**

The Town and Consortia anticipate completing the following funded activities during the 2019-2020 Action Plan period:

#	Project Name
1	Assistance League of Victor Valley – Operation School Bell
2	Feed My Sheep in the High Desert – Feeding Apple Valley
3	Child Advocates of San Bernardino County (C.A.S.A.) – Foster Youth: Improving Education Outcomes
4	Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC) – Oasis House
5	Apple Valley Police Activities League (AVPAL) - AVPAL
6	Rolling Start Incorporated – Sanctuary Project
7	Inland Fair Housing and Mediation Board (IFHMB) – Fair Housing Services
8	Family Assistance Program – Transitional Housing
9	High Desert Homeless Services, Inc. – Homeless Shelter and Homeless Related Services
10	Victor Valley Community Services Council – Senior and Disabled Needs Program
11	TOAV Code Enforcement
12	James Woody Park Irrigation Replacement
13	CDBG Residential Rehabilitation Program (RRP)
14	Emergency Rental Assistance Program
15	CDBG Program Administration
16	AV Home Program Administration
17	AV HOME CHDO Set-Aside
18	AV HOME Residential Rehabilitation Program (RRP)
19	VV HOME Program Administration
20	VV HOME Senior Home Repair Program (SHRP)
21	VV CHDO – Jamboree Housing Corporation
22	VV CHDO – National Core

Table 4 – 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

1	Project Name	Assistance League of Victor Valley - Operation School Bell
	Target Area	Townwide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Human services
	Funding	CDBG: \$10,000
	Description	This program will provide new clothing to children identified by school personnel as being inadequately clothed to attend class. Children are given appointments for their parent/guardian to bring them to Super Target for outfitting. Each child will be afforded a budget of \$100 (Elementary) and \$125 (Middle School). Trained volunteers are at Target helping children locate the items they need; they check the prices and make sure they are obtaining the full benefit of the amount of money they are allocated.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 198 unduplicated persons (youths)
	Location Description	Townwide
	Planned Activities	Assistance League of Victor Valley: Operation School Bell (198 people) - \$10,000

2	Project Name	Feed My Sheep in the High Desert - Feeding Apple Valley
	Target Area	Townwide
	Goals Supported	Provide Suitable Living Environments
	Needs Addressed	Supportive services for the homeless and at risk of becoming homeless
	Funding	CDBG: \$21,000
	Description	The program will provide food to low-income seniors. The agency's desires to supply both bagged groceries and protein to residents as an integral part of the program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 215 unduplicated persons
	Location Description	Townwide
	Planned Activities	Feed My Sheep in the High Desert: Feeding Apple Valley (215 people) - \$21,000

3	Project Name	Child Advocates of San Bernardino County (C.A.S.A.): Foster Youth Improving Education Outcomes
	Target Area	Townwide
	Goals Supported	Provide Suitable Living Environments
	Needs Addressed	Human Services
	Funding	CDBG: \$6,000
	Description	The goal of program is to foster youth’s “quality of life” with continuous support through consistent rights-based advocacy, support, and encouragement to become responsible, motivated, and educated citizens. Beneficiaries will be assisted by trained CASA volunteer with the legal capacity to see that each youth gets what they need to overcome their trauma and become a whole, stable adult.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 unduplicated persons
	Location Description	Townwide
	Planned Activities	Child Advocates of San Bernardino County (C.A.S.A.): Foster Youth Improving Education (6 people) - \$6,000

4	Project Name	Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC) – Oasis House
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	CDBG: \$8,000
	Description	The program will provide stable, safe housing, food and support for transitional age youth (TAY). Beneficiaries will be helped towards meeting their educational, employment, budgeting and savings goals.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28 unduplicated persons
	Location Description	Townwide
	Planned Activities	Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC): Oasis House (28 people) - \$8,000

5	Project Name	Apple Valley Police Activities League (AVPAL) - AVPAL
	Target Area	Townwide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Human services
	Funding	CDBG: \$6,809
	Description	The program will provide at-risk youth with boxing training. The mission of AVPAL is to unite law enforcement and the community by providing youth programs which will develop discipline, positive self-image, mutual trust and respect. The boxing program will provide standard physical fitness program that addresses healthy living, youth obesity prevention, nutritional guidance and amateur boxing skills.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 9 unduplicated persons
	Location Description	Townwide
	Planned Activities	Apple Valley Police Activities League (AVPAL): AVPAL (9 people) - \$6,809

6	Project Name	Rolling Start Incorporated – Sanctuary Project
	Target Area	Townwide
	Goals Supported	Further Fair Housing Objectives in Consortia
	Needs Addressed	Accessibility and Mobility
	Funding	CDBG: \$4,000
	Description	The program will assist disabled adults to fill “Ability Tools” requests such as threshold ramps, grab bars, rollators, commodes and wheelchairs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 22 unduplicated persons
	Location Description	Townwide
	Planned Activities	Rolling Start Incorporated: Sanctuary Project (22 people) - \$4,000

7	Project Name	Inland Fair Housing and Mediation Board (IFHMB) – Fair Housing Services
	Target Area	Townwide
	Goals Supported	Further Fair Housing Objectives in Consortia
	Needs Addressed	Human Services
	Funding	CDBG: \$10,000
	Description	The program will provide education, outreach, and enforcement activities to affirmatively further fair housing. Residents will receive assistance obtaining remedy for violations of their federal and state fair housing rights through investigation, mediation, and other enforcement activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 unduplicated persons
	Location Description	Townwide
	Planned Activities	Inland Fair Housing and Mediation Board (IFHMB): Fair Housing Services (35 people) - \$10,000

8	Project Name	Family Assistance Program – Transitional Housing
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	CDBG: \$10,000
	Description	The program helps transition victims of domestic violence and their children into safe and sustainable housing. The program will also assist the beneficiaries with defining their problems, offering a coordination of care, encourage individuals to plan, to set goals, and to undertake a systematic process to becoming self-efficient and independent. Beneficiaries may stay in the units, rent free for up to 18-months.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 unduplicated persons
	Location Description	Townwide
	Planned Activities	Family Assistance Program: Transitional Housing (10 people) - \$10,000

9	Project Name	High Desert Homeless Services, Inc. – Homeless Shelter and Homeless Related Services
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	CDBG: \$10,000
	Description	The program will provide shelter and shelter services/case management to help beneficiaries set short- and long-term goals, start a savings plan, develop a job search plan, put together application information, develop a resume and work on interview skills.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28 unduplicated persons
	Location Description	Townwide
	Planned Activities	High Desert Homeless Services, Inc.: Homeless Shelter and Homeless Related Services (28 people) - \$10,000

10	Project Name	Victor Valley Community Services Council – Senior and Disabled Needs Program
	Target Area	Townwide
	Goals Supported	Further Fair Housing Objectives in Consortia
	Needs Addressed	Accessibility and Mobility
	Funding	CDBG: \$8,000
	Description	The program will assist seniors and disabled adults with minor home repairs that provide preventative measures and fix issues that may cause health hazards. Beneficiaries will also have access to transportation services to assist in day to day trips to the store, pharmacy, doctor’s appointment, bank, etc. Lastly, the program provides visiting services, in which DOJ cleared volunteers provide comfort while also ensuring healthy living conditions with a well check in their home or assisted living environment.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 43 unduplicated persons
	Location Description	Townwide
	Planned Activities	Victor Valley Community Services Council: Senior and Disabled Needs Program (43 people) - \$8,000

11	Project Name	TOAV Code Enforcement
	Target Area	Designated Code Enforcement Deteriorating Service Area
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Program
	Funding	CDBG: \$34,000
	Description	Increase code enforcement activity in a designated deteriorated service area to improve neighborhood esthetics.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10,000 unduplicated persons
	Location Description	Designated Code Enforcement Deteriorating Service Area
	Planned Activities	TOAV Code Enforcement (10,000 people) - \$34,000

12	Project Name	James Woody Park Irrigation Replacement
	Target Area	CDBG Low- and Moderate-Income CT/BG
	Goals Supported	Provide suitable living environments
	Needs Addressed	Human services
	Funding	CDBG: \$200,000
	Description	Replace old and worn out irrigation in the north section of James Woody Park near the basketball courts and field one.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 21,785 unduplicated persons
	Location Description	James Woody Park
Planned Activities	James Woody Park Irrigation Replacement (21,785 people) - \$200,000	

13	Project Name	CDBG Residential Rehabilitation Program (RRP)
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	CDBG: \$200,507
	Description	This program will provide financial assistance to rehabilitate low-income single-family owner-occupied homes. Such improvements will address health and safety concerns as well as code violations.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 households
	Location Description	Townwide
	Planned Activities	CDBG Residential Rehabilitation Program (RRP) (8 households) - \$200,507

14	Project Name	Emergency Rental Assistance (ERA) Program
	Target Area	Townwide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Supportive services for the homeless and at risk of homelessness
	Funding	CDBG: \$197,000
	Description	This program will provide eligible participants with “Income Payments” in the form of emergency rental (including security deposits) and utility assistance for no more than three (3) consecutive months to a provider of service. Payments will be issued directly to the landlord/property management company and/or utility provider on behalf of the eligible participants.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 households
	Location Description	Townwide
	Planned Activities	Emergency Rental Assistance Program (35 households) - \$197,000

15	Project Name	CDBG Program Administration
	Target Area	Townwide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$125,079
	Description	Funds are used in the administration of the CDBG program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	CDBG Program Administration - \$125,079	

16	Project Name	AV Home Program Administration
	Target Area	Townwide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$48,728
	Description	Funds are used in the administration of the HOME program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	AV Home Program Administration - \$48,728

17	Project Name	AV HOME CHDO Set-Aside
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	HOME: \$37,972
	Description	Minimum 15% allocation to be assigned to CHDO eligible housing developer for the development of affordable housing.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	2 Households
	Location Description	N/A
Planned Activities	AV HOME CHDO Set-Aside - \$37,972	

18	Project Name	AV HOME Residential Rehabilitation Program (RRP)
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	HOME: \$189,860
	Description	This program will provide financial assistance to rehabilitate low-income single-family owner-occupied homes. Such improvements will address health and safety concerns as well as code violations.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 households
	Location Description	Townwide
	Planned Activities	AV HOME Residential Rehabilitation Program (RRP) (8 people) - \$189,860

19	Project Name	VV HOME Program Administration
	Target Area	Townwide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$23,415
	Description	Funds are used in the administration of the HOME program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Townwide
	Planned Activities	VV HOME Program Administration – \$23,415

20	Project Name	VV HOME Senior Home Repair Program (SHRP)
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	HOME: \$351,215
	Description	This program will provide financial assistance to senior homeowners to provide for construction services to make necessary repairs to remedy health, safety and code issues.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 23 households
	Location Description	Citywide
	Planned Activities	VV HOME Senior Home Repair Program (SHRP) (23 households) - \$351,215

21	Project Name	VV CHDO – Jamboree Housing Corporation
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	HOME: \$30,000
	Description	Funds will be used for architectural and engineering costs to construct an 80-unit large family rental complex, comprised of six buildings that are three stories high. The project will offer onsite amenities such as onsite manager, leasing offices, tot lot, facilities and computer lab/library. The units will consist of two- and three-bedroom units.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 households
	Location Description	Citywide
	Planned Activities	VV CHDO – Jamboree Housing Corporation (80 people) - \$30,000

22	Project Name	VV CHDO – National Core
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	HOME: \$40,244
	Description	The project includes full demolition, replacement and build up of the remaining five buildings that were not include in the first rehabilitation project due to funding. The first project reroofed 13 of the 18 buildings and was completed in 2016.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 households
	Location Description	Citywide
Planned Activities	VV CHDO – National Core (40 people) - \$40,244	

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, 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-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

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. By the third year of the ConPlan implementation period, the Consortia will program CDBG and HOME funds for a variety of activities that will be directed to low- and moderate-income persons or households Townwide and Neighborhood Services and Public Infrastructure Improvements with CDBG funds which will be limited to the CDBG Target Areas identified on the map included in Appendix B. The CDBG Target Areas are comprised of low- and moderate-income Census Tract Block Groups concentrated in the south eastern region of the Town. Residents of the CDBG Target Areas have median incomes that fall below the Townwide median household income.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Low- and Moderate-Income CT/BG	32%
CODE Enforcement Service Area	5.5%

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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. 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 within a predominately low- and moderate-income service area.

Discussion

The Consortia will program HOME funding to provide a Residential Rehabilitation Program to qualifying homeowners to address health, safety, code issues and necessary repairs. This programming will continue in years 4 through 5 based on funding availability.

Affordable Housing

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

Introduction

Three main housing problems (a) cost-burdened households, (b) substandard housing; and (c) overcrowding are identified in the in the 2017-2021 Consolidated Plan. To address these problems during the 2019-2020 program year, the Town has allocated \$390,367 (\$200,507 CDBG and \$189,860 HOME) to it Residential Rehabilitation Program which will provide financial assistance to rehabilitate eligible owner-occupied single-family residences.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	161
Special-Needs	0
Total	161

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	80
Rehab of Existing Units	81
Acquisition of Existing Units	0
Total	161

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The Town currently operates the Residential Rehabilitation Program through CDBG and HOME funds. In the past, the Town was successful in obtaining Neighborhood Stabilization Program grant funds that have also contributed to this program. NSP funds were used to purchase existing units for rehabilitation and land for future affordable housing projects. Since many of these programs do not provide adequate funding to administer the projects, and some with no administrative funding at all, the Town’s general fund provides some relief to cover these costs.

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

Introduction

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 fifteen 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.

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

During the 2019-2020 program year, HACSB will continue providing housing and public services to existing residents of HUD Public Housing units and HACSB-owned affordable housing units. In 2014, the Housing Authority received approval from the Department of Housing and Urban Development to convert its remaining public housing units to project-based vouchers under the Rental Assistance Demonstration program (RAD), which helps preserve affordable housing. Under RAD, housing authorities are able to generate and leverage equity on the properties to renovate and repair this aging housing stock. By the end of 2018, HACSB converted 1,040 public housing units under RAD. In 2019, HACSB anticipates finalizing the conversion of the remaining 208 public housing units under RAD.

In 2018, the Arrowhead Grove Housing Community Revitalization Project was awarded \$20 million in Affordable Housing and Sustainable Communities (AHSC) program funds, \$55 million in tax-exempt bond allocations and \$22.5 million in low-income tax credits. The new construction will provide 184 mixed-income family apartments comprised of 147 affordable one- to four-bedroom family units, 35 market-rate units and 2 units for property managers, (HACSB 2018 Annual Report).

By the end of 2018, HACSB received permit approvals for the conversion of the Golden Apartments and Desert Haven properties in San Bernardino. The 21 two-story, two-bedroom apartments at Golden Apartments in San Bernardino will be converted into 37 one-bedroom flats for the chronically homeless. Similarly, the 61 rooms at Desert Haven in Victorville will be converted to 24 one-bedroom apartments and seven studio units for the chronically homeless. Both developments will utilize the Housing First approach to help residents become self-sufficient, (HACSB 2018 Annual Report).

In 2019, HACSB expects to assist the Related Companies with project-based vouchers to support the third and final phase of construction of 98 units at the Bloomington affordable housing site, (HACSB 2018 Annual Report).

In 2019, HACSB and affiliate nonprofit Housing Partners I, Inc. will be working with ONXY Architects to complete construction documents for the 104-unit second phase of affordable family units at the Valencia Grove site in Redlands, (HACSB 2018 Annual Report).

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

HACSB encourages residents to be actively involved in the community and in the management of public housing developments through resident councils and numerous opportunities for feedback such as community meetings and surveys. The HACSB and the Town also actively encourage and promote public housing residents to explore homeownership opportunities and programs through HACSB's Homeownership Assistance Program, which was able to assist a total of 10 families during the 2017 fiscal year and total of 245 clients since 2002. HACSB also encourages and supports residents in participating in homebuyer counseling programs and recommends residents use the family self-sufficiency escrow account to save money towards homeownership.

The Town also provides a number of resources on services for foreclosure prevention and counseling. As of December 2012, HACSB's program leads the state with the top number of new homeowners and is 38th nationwide among 961 agencies with homeownership programs.

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

Not applicable. HACSB is considered a High Performing PHA.

Discussion

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. All withstanding, the HACSB is well-positioned to maintain and expand the supply of affordable housing units in the Town and throughout San Bernardino County through its partnerships with the State of California, San Bernardino County Department of Community Development and Housing, the Town and other cities throughout the county.

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

Introduction

The Town be programming 2019-2020 CDBG funds to various public service agencies to address high priority needs including preventing homelessness and providing assistance to those who have become homeless and providing services to those with special needs. This will be accomplished through homeless prevention programs, food bank distribution programs, emergency shelter and transitional housing programs, accessibility/mobility assistance.

Homelessness Prevention Services

According to the results of the most recent data available from the bi-annual Point-in-Time Homeless Count (PIT Count – Preliminary Report and Survey) held on January 25, 2018, on any given night in San Bernardino County, approximately 2,118 people are homeless. For the Town, a total of 17 homeless individuals were identified, all of whom were reported to be unsheltered. To address incidences of homelessness in the Town and to prevent extremely-low income Town families from becoming homeless, the Town will place a high priority on programs that work to prevent homelessness or rapidly connect homeless individuals with housing and supportive services. To address this need, the Town will support a continuum of services in the Town utilizing leveraged funds through the San Bernardino County CoC to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, food bank distribution programs, emergency shelter and transitional housing programs and accessibility/mobility assistance. The Town will utilize CDBG funds to program dollars to homelessness prevention services provided by agencies such as Family Assistance Program, High Desert Homeless Services, Inc., and Cedar House Life Change Center which anticipate providing services to a vast amount of Town residents.

Services for Residents with Special Needs

Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with developmentally disabled adults. To address these needs, the Town will allocate CDBG funds for public service activities that will provide accessibility equipment (i.e. walkers, voice operated equipment, canes, wheelchairs, etc.) for low-income disabled adults. In addition, the Town allocates CDBG and HOME dollars for its Residential Rehabilitation Program which allows eligible single-family owner-occupied residents the ability to complete home improvements, which include but are not limited to accessibility improvements such as, ADA compliant toilets, showers, accessibility ramps, etc.

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 utilizes 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

- High Desert Homeless Services – This program provides shelter and related services to LMI homeless families and individuals at no charge. The organization provides extensive, ongoing case management services to include life skills, budgeting and parenting classes in an effort to ensure success in securing employment and stable housing. In addition, the shelter provides food, clothing, showers and laundry facilities. Computers and Internet are available to assist in seeking employment and completing online employment applications. This activity will provide a 24-hour residential program for homeless families and individuals for up to 120 days. High Desert Homeless Services is expected to serve 28 Town-based persons.
- The Consortia will continue to work jointly with the San Bernardino County's CoC, which provides funding and a network of resources for homeless individuals and those at-risk of homelessness. 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.

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

AP will fund the following:

- High Desert Homeless Services - This program provides shelter and related services to LMI homeless families and individuals at no charge. The organization provides extensive, ongoing case management services to include life skills, budgeting and parenting classes in an effort to ensure success in securing employment and stable housing. In addition, the shelter provides food, clothing, showers and laundry facilities. Computers and Internet are available to assist in seeking employment and completing online employment applications. This project will provide a 24-hour residential program for homeless families and individuals for up to 120 days. High Desert Homeless Services is expected to serve 60 Town-based persons.
- Family Assistance Program (FAP) Transitional Housing - This program will provide transitional housing for four families of domestic violence that have completed the shelter program and are ready to move toward independent living. This housing will be available for 18 months per family. Along with the housing, the families will participate in sessions involving counseling, goals, job training, financial classes and other resources to become self-sufficient. During their stay, clients will 'pay' 30% of their income each month to FAP. These funds will be saved and made available to the client at the term of their residency for use as security deposit, rent and utility deposits for their own place. Through this program, FAP is expected to serve 10 people this year.
- The Consortia will participate in the San Bernardino County's CoC, which provides funding and a network of resources for homeless individuals. 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.

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

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.

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

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings and market analysis, the primary barriers to affordable housing in the Town are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

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 the end of FY 2019-2020, 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. 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

To address housing affordability and the lack of monetary resources for affordable housing, the 2017-2021 Consolidated Plan calls for the investment of a significant portion of CDBG and HOME funds for the rehabilitation and preservation of existing affordable housing units over the five years spanning the Consortia's Consolidated Plan. Although the Town no longer has access to Redevelopment Housing Set-Aside funds, the Town will continue to leverage its CDBG and HOME funds to attract private and other available public resources. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the Town.

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 Consortia 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.

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 during the 2019-2020 program year:

- Residential Rehabilitation Program
- Senior Home Repair Program
- Support of CHDO project (Allocation of will be awarded once a qualified CHDO has been identified)

Actions planned to reduce lead-based paint hazards

The Town 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 consortia 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.

Actions planned to develop institutional structure

Listed below are specific actions that the Town plans to take in FY 19-20 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 Town's institutional structure will consist of public agencies, for-profit agencies, and non-profit organizations.
- To address housing needs, The Consortia will continue to partner with the Town 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 renter in Victorville.
- The Consortia will continue to work with the San Bernardino Office of Homeless Services, as well as Family Assistance Program, High Desert Homeless Services, Inc. and Cedar House Life Change Center to address homeless issues.
- The Consortia will also work with the agencies and internal departments listed in AP-38 to bridge any identify gaps in the service delivery system. The Town receives quarterly reports from the agencies and internal departments the Town funds 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.

Actions planned to enhance coordination between public and private housing and social service agencies

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 agencies, 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.

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 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.

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	0
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.	0
3. The amount of surplus funds from urban renewal settlements	0
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 2019-2020, 2020-2021, 2021-2022.	70.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable.

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:

The Consortia does not currently utilize HOME funds for homebuyer activities but may choose to do so via a Substantial Amendment to the Action Plan and therefore incorporates the following recapture guidelines.

Housing that is for acquisition by a family must meet the affordability requirements of this paragraph.

(1) The housing must be single family housing.

(2) The housing must be modest housing as follows:

(i) In the case of acquisition of newly constructed housing or standard housing, the housing has a purchase price for the type of single-family housing that does not exceed 95 percent of the median purchase price for the area, as described in paragraph (2)(iii) of this section.

(ii) In the case of acquisition with rehabilitation, the housing has an estimated value after rehabilitation that does not exceed 95 percent of the median purchase price for the area, described in paragraph (a)(2)(iii) of this section.

(iii) If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single-family properties, the participating jurisdiction must use the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. HUD will provide limits for affordable newly constructed housing based on 95 percent of the median purchase price for the area using Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing, with a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. HUD will provide limits for affordable existing housing based on 95 percent of the median purchase price for the area using Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide for sales of existing housing, with a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data.

(3) The housing must be acquired by a homebuyer whose family qualifies as a low-income family, and the housing must be the principal residence of the family throughout the period described in the Affordability Restriction Period table referenced in question 3 below. In determining the income eligibility of the family, the participating jurisdiction must include the income of all persons living in the housing. The homebuyer must receive housing counseling.

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:

Periods of affordability. The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of HOME funds and the affordability period that they trigger are described in the table below:

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Affordability Restriction Period

Recapture Provision

The Town will incorporate a recapture provision into written agreements and long-term affordability covenants as required by 24 CFR 92.254. The recapture provision ensures that the participating jurisdiction recoups all or a portion of the HOME assistance to the Qualified Homebuyer (a) upon resale of the Home, (b) upon the occurrence of an Event of Default, (c) the housing does not continue to be the principal residence of the family or (d) the housing is leased, subleased, or rented to any third person for the duration of the period of affordability. The period of affordability is based upon the total amount of HOME funds subject to recapture described in the Affordability Restriction Period Table above.

In establishing this provision, the Town is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds, or the net proceeds are insufficient to repay the HOME investment due, the Town can only recapture a portion of the net proceeds, if any. The amount recaptured will at no time exceed the amount of net proceeds. The net proceeds are the sales price less (a) closing costs, (b) the repayment of the First Mortgage/ Superior Loan Repayment (other than HOME funds), (c) repayment of the Qualified Homebuyer’s initial investment in the Home and (d) any increase in value attributable to Capital Improvements made at the Qualified Homebuyer’s expense. In the event net proceeds are not sufficient to repay the full amount of the HOME assistance plus enable the Qualified Homebuyer to recover his or her initial investment in the Home and documented costs of any Capital Improvements, the Qualified Homebuyer shall share the Net Proceeds with the Town. For the purpose of this provision, “initial

investment in the Home” shall mean the Qualified Homebuyer’s down payment. Share of Net Proceeds shall be calculated as set forth in the following mathematical formulas:

<http://www.ecfr.gov/graphics/ec12oc91.007.gif>

In the event of a mortgage default during the period of affordability, the Town shall have the right of first refusal to purchase the home from the homebuyer before foreclosure and may use additional HOME funds to acquire the housing in order to preserve the housing’s affordability. However, notwithstanding a foreclosure situation, the Town intends to recapture all or some of its HOME funds invested during or at the end of the established affordability period, if practicable. Recaptured HOME funds consist of loan payments (including interest) and/or a loan payoff, upon sale if the assisted owner is no longer residing in the assisted residence or for any other breaches of the agreement with the Town. Recaptured funds may be used for any HOME eligible activity. These recaptured funds are identified in the Town’s accounting system by a unique recaptured revenue object number. Any recaptured funds will be used by the Town before any additional HOME funds subject to the regulations found at 24 CFR 92.502.

Should the Qualified Homebuyer sell, transfer or convey the Home to a purchaser prior to the eighth (8th) anniversary of the Delivery Date; or there exists an Event of Default during the same period, the Qualified Homebuyer shall pay the Town an Equity Share as described in the table below. The Equity Share shall be calculated on a pro-rata basis as the ratio of the amount of the HOME assistance to the original sale price of the Home, excluding the sum of the Qualified Homebuyer’s initial investment in the Home, reasonable costs of resale and any increase in the value attributable to Capital Improvements made at the Qualified Homebuyer’s expense, and shall be in addition to the amount owed by the Qualified Homebuyer for repayment of the HOME assistance. At no time shall the Equity Share exceed fifty percent (50%). The Equity Share shall decrease with the Qualified Homebuyer’s length of occupancy of the Home as follows:

- (a) Years 0 through 2 - 0% reduction of Equity Share
- (b) Years 3 through 4 – 50% reduction of Equity Share
- (c) Years 5 through 8 – 66% reduction of Equity Share
- (d) Years 9 through 15 – 100% reduction of Equity Share

The minimum Equity Share payment shall be One Thousand Dollars (\$1,000).

The Qualified Homebuyer may only refinance the First Mortgage for the purposes of reducing the interest rate and/or the monthly payment. If the Town approves the refinancing of the First Mortgage, written permission shall be provided to the Qualified Homebuyer of such approval, upon receipt of which Qualified Homebuyer may refinance the First Mortgage.

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:

The Town will not utilize funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.