



Town of  
Apple Valley

Annual Action Plan  
FY 2021-2022

Draft  
Public Review  
May 11, 2021



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## Table of Contents

Executive Summary .....	- 1 -
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	- 1 -
PR-05 Lead & Responsible Agencies – 91.200(b).....	- 6 -
AP-10 Consultation – 91.100, 91.200(b), 91.215(l) .....	- 7 -
AP-12 Participation – 91.105, 91.200(c) .....	- 13 -
Expected Resources .....	- 19 -
AP-15 Expected Resources – 91.220(c)(1,2) .....	- 19 -
Annual Goals and Objectives .....	- 22 -
AP-20 Annual Goals and Objectives.....	- 22 -
AP-35 Projects – 91.220(d) .....	- 24 -
AP-38 Project Summary .....	- 26 -
AP-50 Geographic Distribution – 91.220(f) .....	- 44 -
Affordable Housing .....	- 46 -
AP-55 Affordable Housing – 91.220(g).....	- 46 -
AP-60 Public Housing – 91.220(h) .....	- 47 -
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	- 47 -
AP-75 Barriers to affordable housing – 91.220(j) .....	- 55 -
AP-85 Other Actions – 91.220(k) .....	- 56 -
Program Specific Requirements .....	- 60 -
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	- 60 -
<b>Action Plan Tables</b>	
Table 1 – Responsible Agencies .....	- 6 -
Table 2 - Agencies, groups, organizations who participated.....	- 10 -
Table 3 - Other local / regional / federal planning efforts .....	- 11 -
Table 4 – Citizen Participation Outreach .....	- 18 -
Table 5 - Expected Resources – Priority Table .....	- 20 -
Table 6 – Goals Summary .....	- 22 -
Table 7 - Goal Description.....	- 22 -
Table 8 - Project Information .....	- 24 -
Table 9 - Project Summary.....	- 24 -
Table 10 - Geographic Distribution .....	- 44 -
Table 11 - One Year Goals for Affordable Housing by Support Requirement.....	- 46 -
Table 12 - One Year Goals for Affordable Housing by Support Type .....	- 46 -
Table 13 - Affordability Restriction Period.....	- 46 -

## Version History

No.	Summary of Changes			
1	Published Draft for Public Comment:	April 9, 2021	Sent to HUD for Approval:	May 15, 2021
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	Original 2021-2022 Annual Action Plan.			
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	Conducted Public Hearing:		Approved by HUD:	
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	Amendment 3 (Substantial / Non-Substantial):			
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	Conducted Public Hearing:		Approved by HUD:	
	Amendment 4 (Substantial / Non-Substantial):			

## Executive Summary

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### AP-05 Executive Summary - 24 CFR 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 spanning 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 (1) of three (3) national objectives. Those three (3) national 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;
- Preventing or eliminating slums or blight; and
- Meeting urgent need.

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

- Provide suitable living environments for the Town’s residents;
- Enhance the quality of life for residents by encouraging decent and affordable housing for residents within the consortium;
- Expand economic opportunities; and
- COVID-19 Response

## 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
- Prevent, prepare for, and respond to coronavirus

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 of the Consortia's Consolidated Plan.

### 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 Consolidated Plan 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 Consolidated Plan.

During July 1, 2017 through June 30, 2020, the Town and its partners were able to utilize CDBG and HOME funds to accomplish the following (current year 2020-2021 and CDBG-CV accomplishments not available as of the preparation of this document):

- Provide Suitable Living Environments to residents by:
  - Providing clothing kits to a total of 1,287 unduplicated youths.
  - Providing shelter and shelter services to a total of 370 unduplicated residents.
  - Providing literacy services to a total of 121 unduplicated at-risk youths
  - Providing resources and referrals to a total of 715 unduplicated single mothers
  - Providing shelter and transitional shelter services to a total of 118 unduplicated residents suffering or fleeing from domestic violence.
  - Providing physical fitness to promote healthy living, youth obesity prevention and nutritional guidance to 21 unduplicated youths.
  - Providing assisted living tools/devices to 30 unduplicated disabled adults.
  - Providing food baskets to 560 unduplicated residents.
  - Providing minor home repairs related to health and safety issues for a total of 196 unduplicated seniors and/or disabled adults.
  - Addressing a total of 3,475 code enforcement cases to address health and safety concerns.
  - Completing the James Woody Park Playground Project which removed the old

- existing playground and installed a new playground with surrounding 4-foot security fence.
  - Completing the James Woody Park ADA Walkway and Amenities Project which allowed for the construction of ADA accessible pathways behind the homerun fence of baseball field one at the James Woody Park.
  - Completing the James Woody Park Picnic Structure Project.
- Providing Affordable Housing assistance to residents by:
  - Providing a total of 24 owner occupied eligible households with financial assistance to rehabilitate their single-family residence under the Town’s Residential Rehabilitation Program (RRP).
  - Providing a total of six (6) owner occupied eligible senior households with financial assistance for minor home repairs completed at their single-family residence under the Town’s Victor Valley Community Services Council Senior Minor Home Repair (SMHR) Program.
- Expand Economic Opportunities for residents through job creation and/or retention and businesses through business assistance and/or retention:
  - By issuing one (1) loan under the Town’s Microenterprise Assistance Program
- Further Fair Housing Objectives in Consortia by providing fair housing services to a total of 666 unduplicated residents.

While the Town and local partners were able to successfully implement the activities listed above during the past three (3) years, there were insufficient resources to fully address the level of need identified in the last Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

Throughout the Consortia’s current Consolidated 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 (CPP). Please refer to AP-12 for mor detailed information of the Town’s citizen participation process and consultation process.

## 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
- COVID-19 Impact (this need was added subsequently via a Substantial Amendment)

The following summarizes the highest needs in the five (5) 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.
- COVID-19 Impact – Support activities that prevent, prepare for, and respond to coronavirus (this need was added subsequently via a Substantial Amendment).

## 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 received have been included in Appendix A.

## 7. Summary

Consortia staff developed a detailed participation plan that is part of the Consolidated Plan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original CPP 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 Consolidated Plan, 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

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

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

Agency Role	Name	Department/Agency
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 AAP and 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 Consolidated Plan, 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 Consolidated Plan 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 Housing Authority of the County of San Bernardino (HACSB) 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 HACSB’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 Vouchers and Public Housing waiting lists combined.

The Consortia will continue to coordinate with the HACSB 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 (SBCHP) to assist persons at risk of becoming homeless. As part of the Consortia’s stakeholder meetings in preparation of the Consolidated Plan, 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

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

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

1	Agency/Group/Organization	Town of Apple Valley
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	<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>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<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>

<b>2</b> Agency/Group/Organization	City of Victorville
Agency/Group/Organization Type	Other government – Local
What section of the Plan was addressed by Consultation?	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
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.

Table 2 - Agencies, groups, organizations who participated

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

No agency type was excluded from the final stakeholder list.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (CoC)	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.

To address consultation requirements regarding broadband, the Town coordinated with Inland Empire Regional Broadband Consortium, Verizon, Spectrum and Frontier to aid in narrowing the digital divide. While broadband is available through multiple providers in the Town, costs may be

excessive at times. Access to affordable high speed broadband is a high public infrastructure need in the Town, especially since COVID-19 which required immediate access to information to ensure individuals were compliant with social distancing requirements to safeguard against immediate infection and school closures which required students to learn from home.

To address consultation requirements regarding resiliency, the Town coordinate with Victor Valley Wastewater Reclamation Authority, California Desert District Office (U.S. Department of the Interior: Bureau of Land Management) and FEMA to help understand and open up the lines of communication for managing public land and water resources, managing flood prone areas and managing emergency situations. Through this consultation, the Town will continue to open and preserve the lines of communication between the stakeholders and the Town and to be active participants in housing and community development planning and program implementation.



## **AP-12 Participation – 91.105, 91.200(c)**

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

Consortia staff developed a detailed participation plan that is part of the Consolidated Plan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original CPP 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 Consolidated Plan, 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 Consolidated 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 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
- COVID-19 Impact (this need was added subsequently via a Substantial Amendment)

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.
- COVID-19 Impact – Support activities that prevent, prepare for, and respond to coronavirus (this need was added subsequently via a Substantial Amendment).

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 Spanish, as recommended in the Town's CPP.

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	<p>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 CPP, 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.</p>	<p><i>Supportive services for the homeless and at risk homeless</i> - 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. <i>Human services</i> - 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. <i>Need to increase economic development and employment opportunities</i> - 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. <i>Housing programs</i> - 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. <i>Accessibility and Mobility</i> - 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. <i>COVID-19 Impact</i> - Support activities that prevent, prepare for, and respond to coronavirus.</p>	All comments were accepted.	Not Applicable.

**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)
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 CPP, 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.	Not Applicable.
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not applicable.	No comments received.	Not applicable.	Not Applicable.

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)
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 the Town' CPP. A total of 108 online and 31 hard copies of the survey were received. Three (3) 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.	Not Applicable.

### 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)
5	Newspaper Ad (published April 9, 2021)	Non-targeted/broad community	Notice of Public Hearing and 30-day (April 9 – May 11, 2021) public review and comment period for draft 2021-2022 Action Plan. The public notice invited interested residents to review the draft document and to provide written comments to the Town’s Housing and Community Development Department, Town Clerk’s Office, and Apple Valley Branch Library. In addition, residents were invited to provide comments at the virtual public hearing held on May 11, 2021.	No comments were received.	No comments were received.	Not applicable.
6	Public Hearing	Non-targeted/broad community	Public Hearing for the draft 2021-2022 Action Plan was taken before the Town Council on May 11, 2021 at 6:30 p.m.	No comments were received.	No comments were received.	Not applicable.

Table 4 – Citizen Participation Outreach

## Expected Resources

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### AP-15 Expected Resources - 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 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.

During fiscal year 2021-2022, the Town will receive a CDBG allocation totaling \$609,694 and the Consortia will receive a HOME allocation of \$804,001. 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 fifth year and projected funding levels for the remainder of the five-year Consolidated Plan period for formula grant CDBG and HOME programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	\$609,694	\$0	\$0	\$609,694	\$0	The 2021-2022 AAP represents the fifth and final AAP for the 2017-2021 Consolidated Plan cycle.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$804,001	\$0	\$0	\$804,001	\$0	The 2021-2022 AAP represents the fifth and final AAP for the 2017-2021 Consolidated Plan cycle.

Table 5 - 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 \$804,001 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 2020-2021. The Consortia expects this designation to occur in 2021-2022 planning period as well.

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

Each year the Town has participated in the opportunity to purchase vacant lots through the County's eligible tax lien sales. Through the years, the Town has acquired some of these eligible vacant lots with the intent to continuously meet the Town's General Plan and Housing Element goals for increasing the amount and availability of affordable housing units within the Town. During the 2021-2022 program year, the Town will look at potentially utilizing these lots to address the affordable housing needs represented in this AAP.

**Discussion**

During July 2021 and June 2022, the Town will rely on other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

to enhance the availability, affordability, and sustainability of affordable housing within the community.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### 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	2021	2022	Homeless Non-Homeless Special Needs	Townwide	Supportive services for homeless and at risk of homelessness Human services Accessibility and Mobility	CDBG: \$36,738	Public service activities other than Low/Moderate Income Housing Benefit: 310 Persons Assisted
2	Affordable Housing	2021	2022	Affordable Housing	Townwide	Housing programs	CDBG: \$417,052 HOME: \$723,601	Homeowner Housing Rehabilitated: 50 Household Housing Units  Housing Code Enforcement/Foreclosed Property Care: 2,000 Households Housing Units  Homeless Person Overnight Shelter: 28 Persons Assisted
3	Further Fair Housing Objectives in Consortia	2021	2022	Non-Homeless Special Needs	Townwide	Human services	CDBG: \$33,966	Public service activities other than Low/Moderate Income Housing Benefit: 119 Persons Assisted
4	Program Administration	2021	2022	N/A	Townwide	N/A	CDBG: \$121,938 HOME: \$80,400	N/A

Table 6 – 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.

Table 7 – Goal Description

**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 (RRP) and City of Victorville's Senior Home Repair Program (SHRP) will provide for the rehabilitation the of 47 existing units for very low and low-income households. Lastly, the Consortia's Community Housing Development Organization (CHDO) set aside dollars will go towards assisting approximately 3 households in an effort to address the affordable housing needs in the community.

## AP-35 Projects - 91.220(d)

### Introduction

The Town and the Consortia anticipate completing the following funded activities during the 2021-2022 Action Plan period:

### Projects

#	Project Name
1	Assistance League of Victor Valley – Operation School Bell
2	Christ the Solid Rock Missionary Baptist Church – Lighthouse Food Pantry
3	Feed My Sheep in the High Desert – Feeding Apple Valley
4	High Desert Homeless Services, Inc. – Homeless Shelter and Homeless Related Services
5	Inland Fair Housing and Mediation Board (IFHMB) – Fair Housing Services
6	Rolling Start Incorporated – Sanctuary Project
7	Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC) – Oasis House
8	Victor Valley Community Services Council – Senior and Disabled Needs Program
9	Code Enforcement
10	CDBG Residential Rehabilitation Program (RRP)
11	CDBG Program Administration
12	AV Home Program Administration
13	AV HOME CHDO Set-Aside
14	AV HOME Residential Rehabilitation Program (RRP)
15	VV HOME Program Administration
16	VV HOME CHDO Set-Aside
17	VV HOME Senior Home Repair Program (SHRP)

Table 8 - 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, further decreasing the availability of purchasing power 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

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Assistance League of Victor Valley - Operation School Bell
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Provide suitable living environments
	<b>Needs Addressed</b>	Human services
	<b>Funding</b>	CDBG: \$13,500
	<b>Description</b>	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 store for outfitting. Each child will be afforded a budget of \$100 (Elementary) and \$125 (Middle School). Trained volunteers will help the children locate the items they need; check the prices and make sure they are obtaining the full benefit of the amount of money they are allocated.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 135 unduplicated persons (youths)
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	Assistance League of Victor Valley: Operation School Bell (135 people) - \$13,500

<b>2</b>	<b>Project Name</b>	Christ the Solid Rock Missionary Baptist Church – Lighthouse Food Pantry
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Provide Suitable Living Environments
	<b>Needs Addressed</b>	Supportive services for the homeless and at risk of becoming homeless
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The program will support the need for hunger relief to the homeless and less fortunate through a food bank/pantry program. The pantry will operate 4 days a week (Monday, Wednesday, Friday, and Sunday) from 9 a.m. – 2 p.m. The program will be serviced by medically trained nurses, trained volunteers, and adult and youth counselors.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 unduplicated persons
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	Christ the Solid Rock Missionary Baptist Church: Lighthouse Food Pantry (100 people) - \$10,000

<b>3</b>	<b>Project Name</b>	Feed My Sheep in the High Desert – Feeding Apple Valley
	<b>Target Area</b>	Townwid
	<b>Goals Supported</b>	Provide Suitable Living Environments
	<b>Needs Addressed</b>	Supportive services for the homeless and at risk of becoming homeless
	<b>Funding</b>	CDBG: \$13,238
	<b>Description</b>	The program will provide food to low-income seniors, disabled adults and the homeless. The agency desires to supply both bagged groceries and protein to residents as an integral part of the program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 75 unduplicated persons
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	Feed My Sheep in the High Desert: Feeding Apple Valley (75 people) - \$13,238



<b>4</b>	<b>Project Name</b>	High Desert Homeless Services, Inc. – Homeless Shelter and Homeless Related Services
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing programs
	<b>Funding</b>	CDBG: \$10,500
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 21 unduplicated persons
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	High Desert Homeless Services, Inc.: Homeless Shelter and Homeless Related Services (21 people) - \$10,500

<b>5</b>	<b>Project Name</b>	Inland Fair Housing and Mediation Board (IFHMB) – Fair Housing Services
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Further Fair Housing Objectives in Consortia
	<b>Needs Addressed</b>	Human Services
	<b>Funding</b>	CDBG: \$11,863
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 9 unduplicated persons
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	Inland Fair Housing and Mediation Board (IFHMB): Fair Housing Services (9 people) - \$11,863

<b>6</b>	<b>Project Name</b>	Rolling Start Incorporated – Sanctuary Project
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Further Fair Housing Objectives in Consortia
	<b>Needs Addressed</b>	Accessibility and Mobility
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The program will assist disabled adults to fill “Ability Tools” requests such as threshold ramps, grab bars, rollators, commodes, and wheelchairs.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 70 unduplicated persons
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	Rolling Start Incorporated: Sanctuary Project (70 people) - \$10,000

<b>7</b>	<b>Project Name</b>	Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC) – Oasis House
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing programs
	<b>Funding</b>	CDBG: \$10,250
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 7 unduplicated persons
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC): Oasis House (7 people) - \$10,250

<b>8</b>	<b>Project Name</b>	Victor Valley Community Services Council – Senior and Disabled Needs Program
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Further Fair Housing Objectives in Consortia
	<b>Needs Addressed</b>	Accessibility and Mobility
	<b>Funding</b>	CDBG: \$12,103
	<b>Description</b>	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 (his service will resume when COVID-19 restrictions are lifted).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 40 unduplicated persons
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	Victor Valley Community Services Council: Senior and Disabled Needs Program (40 people) - \$12,103

<b>9</b>	<b>Project Name</b>	TOAV – Code Enforcement
	<b>Target Area</b>	Designated Code Enforcement Deteriorating Service Area
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Program
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Increase code enforcement activity in a designated deteriorated service area to improve neighborhood esthetics.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,000 unduplicated persons
	<b>Location Description</b>	Designated Code Enforcement Deteriorating Service Area
	<b>Planned Activities</b>	TOAV – Code Enforcement (2,000 people) - \$60,000

<b>10</b>	<b>Project Name</b>	CDBG Residential Rehabilitation Program (RRP)
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing programs
	<b>Funding</b>	CDBG: \$336,302
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 13 households
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	CDBG Residential Rehabilitation Program (RRP) (13 households) - \$336,302

<b>11</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$121,938
	<b>Description</b>	Funds are used in the administration of the CDBG program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	CDBG Program Administration - \$121,938



12	Project Name	AV Home Program Administration
	Target Area	Townwide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$53,452
	Description	Funds are used in the administration of the HOME program.
	Target Date	6/30/2022
	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 - \$53,452

<b>13</b>	<b>Project Name</b>	AV HOME CHDO Set-Aside
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing programs
	<b>Funding</b>	HOME: \$39,756
	<b>Description</b>	Minimum 15% allocation to be assigned to CHDO eligible housing developer for the development of affordable housing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Households
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	AV HOME CHDO Set-Aside (1 households) - \$39,756

<b>14</b>	<b>Project Name</b>	AV HOME Residential Rehabilitation Program (RRP)
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing programs
	<b>Funding</b>	HOME: \$198,774
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 7 households
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	AV HOME Residential Rehabilitation Program (RRP) (7 households) - \$198,774

<b>15</b>	<b>Project Name</b>	VV HOME Program Administration
	<b>Target Area</b>	Townwide
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOME: \$26,948
	<b>Description</b>	Funds are used in the administration of the HOME program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Townwide
	<b>Planned Activities</b>	VV HOME Program Administration – \$26,948

<b>16</b>	<b>Project Name</b>	VV HOME CHDO Set-Aside
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing programs
	<b>Funding</b>	HOME: \$80,845
	<b>Description</b>	Minimum 15% allocation to be assigned to CHDO eligible housing developer for the development of affordable housing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Households
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	VV HOME CHDO Set-Aside (2 households) - \$80,845

<b>17</b>	<b>Project Name</b>	VV HOME Senior Home Repair Program (SHRP)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing programs
	<b>Funding</b>	HOME: \$404,226
	<b>Description</b>	This program provides a grant in the amount of \$15,000 to senior and disabled/handicapped homeowners to correct code violations and make ADA improvements.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 27 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	VV HOME Senior Home Repair Program (SHRP) (27 households) - \$404,226

**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 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 – 91.220(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 fifth year of the Consolidated Plan 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 with CDBG funds. The Town has not currently allocated funds for Public Facility and Infrastructure Improvements. However, should the Town elect to fund these types of activities in the future, they 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
Townwide	90%
CDBG Low- and Moderate-Income CT/BG	0%
CODE Enforcement Service Area	10%

Table 10 - 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 AAP 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 service 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.

The Town will be allocating 100 percent of its non-administrative CDBG funds and 100 percent of its HOME investments funds for program year 2021-2022 to projects and activities that benefit low- and moderate-income people. While the Town targets public facility and infrastructure activities in eligible areas, the Town does not target specific neighborhoods with concentrated



investment and instead evaluates funding on a Townwide basis when determining eligibility. The Town is not requesting approval of a Neighborhood Revitalization Strategy Area as part of this Plan.

### **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 is anticipated to continue in the fifth year of the five-year planning period, subject to funding availability.

## Affordable Housing

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### AP-55 Affordable Housing - 91.220(g)

#### Introduction

Three (3) 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 2021-2022 program year, the Town has allocated \$535,076 (\$336,302 CDBG and \$198,774 HOME) to its 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	50
Special-Needs	0
Total	50

Table 11 - 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	0
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	50

Table 12 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The Town has identified a high priority need to increase the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2021-2022 Program Year, the Town will invest CDBG and HOME funds under its Residential Rehabilitation Program to rehabilitate 20 existing housing units.

During the 2021-2022 program year, the Town will also utilize funding allocated to the Residential Rehabilitation Program in previous Action Plans in order to preserve the supply of existing housing units. The Residential Rehabilitation Program anticipates assisting approximately 50 combined extremely-low income households, low-income households, and moderate-income households.

## **AP-60 Public Housing - 9I.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 more than 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 2021-2022 program year, HACSB will continue providing housing and public services to existing residents of HUD Public Housing units and HACSB-owned affordable housing units. To enhance the quality of HUD Public Housing units, HACSB will continue to work towards converting existing HUD Public Housing units currently under HACSB’s management and control to Section 8 units as part of HUD’s Rental Assistance Demonstration (RAD) program. By the end of 2019, HACSB had converted its entire original portfolio of public housing under RAD, with only the 98-unit Los Olivos development in Upland remaining to convert (*HACSB 2019 Annual Report*).

HACSB continues to maintain and expand the supply of affordable housing units in the City and throughout San Bernardino County through its partnerships with the State of California and San Bernardino County Department of Community Development and Housing.

In the fall of 2017, HACSB celebrated the grand opening of the Olive Meadow Affordable Housing Community, consisting of 62 high-quality affordable homes representing the first phase of the Arrowhead Grove Housing Community Revitalization Project (formerly the Waterman Gardens Affordable Housing Community Project). Construction commenced on the second on site phase of the Arrowhead Grove mixed-income housing development in October 2019 and is expected to be completed in late 2021. 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 & 2019 Annual Report*).

In mid-2020, HACSB expects to commence renovations of converted housing units at Arrowhead Grove adjacent to the recently renovated Head Start Program site so that they can be used to provide additional supportive services to neighborhood residents (*HACSB 2019 Annual Report*).

By 2020, construction and occupancy of HACSB's first two permanent supportive housing developments for the chronically homeless, Golden Apartments in San Bernardino and Desert Haven Apartments in Victorville, are slated to be completed. The 21 two-story, two-bedroom apartments at Golden Apartments will be converted into 37 one-bedroom flats for the chronically homeless. Similarly, the 61 rooms at Desert Haven 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 & 2019 Annual Report*).

HACSB has made formal commitments to assist both the Related Companies and AMCAL Multi-Housing Inc., with project-based vouchers to support the construction of 55 affordable family units in Rialto and 112 affordable family units in Colton, respectively. Both developers are expected to apply for low-income housing tax credits in early 2020 (*HACSB 2019 Annual Report*).

HACSB and affiliate nonprofit Housing Partners I, Inc. continue to work with ONXY Architects to complete construction documents by early 2020 to implement the 104-unit second phase of affordable family units at Valencia Grove site in Redlands. Funding permitted, this project is expected to be under construction in 2020, (*HACSB 2019 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. HACSB and the Town also actively encourage and promote public housing residents to explore homeownership opportunities and programs through HACSB's Homeownership Assistance Program targeted at current residents. 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. Under the Family Self-Sufficiency Program (FSS) participants develop a five-year training and service plan that outlines the steps to become employed, increase their earnings, and become independent of government assistance. Upon graduation of the FSS program, graduates are allowed to use the escrow account funds towards a homeownership (*HACSB 2018 Annual Report*).

Under the Housing Authorities Homeownership Assistance Program, families are provided mortgage assistance for up to 15 years for working families and up to 30 years for disabled families. A total of 248 families have become homeowners through the program since 2000 (*HACSB 2019 Annual Report*).

The Town also provides a number of resources on services for foreclosure prevention and counseling. As of December 2017, HACSB's Homeownership program is the second largest in the state by the families participating in the program and is 31st nationwide among nearly 700 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 Consolidated Plan, HACSB 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 – 91.220(i)**

### **Introduction**

The Town will be programming 2021-2022 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) held on January 24, 2019, on any given night in San Bernardino County, approximately 2,607 people are homeless. For the Town, a total of 23 homeless individuals were identified, of which 3 individuals were reported as being shelter and the remaining 20 individuals were unsheltered. To address incidences of homelessness in the Town and to prevent extremely-low income Apple Valley 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. During the 2021-2022 program year, the Town will utilize CDBG funds to program dollars to homelessness prevention services provided by agencies such as Feed My Sheep in the High Desert, High Desert Homeless Services, Inc., Christ the Solid Rock Missionary Baptist Church and Cedar House Life Change Center which anticipate providing services to a vast amount of Apple Valley 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 will allocate 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.) program. 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 (HDHS): Shelter and Shelter Related Services – This program provides shelter and related services to 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 access to broadband 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 anticipated to serve 21 unduplicated Apple Valley-based persons.
- Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC): Oasis House - 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. Through this program, CHLCC is anticipated to serve 7 unduplicated Apple Valley-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

During the 2021-2022 program year, the following activities will be implemented to help homeless persons make the transition to permanent housing and independent living:

- Christ the Solid Rock Missionary Baptist Church: Lighthouse Food Pantry – The program will support the need for hunger relief to the homeless and less fortunate through a food bank/pantry program. The pantry will operate 4 days a week. The program will be serviced by medically trained nurses, trained volunteers, and adult and youth counselors. Through this program, Christ the Solid Rock Missionary Baptist Church is anticipated to serve 100 unduplicated Apple Valley-based persons.
- High Desert Homeless Services (HDHS): Shelter and Shelter Related Services - This program provides shelter and related services to 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 broadband 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. Through this program, HDHS is anticipated to serve 21 unduplicated Apple Valley-based persons.

- Social Science Services, Inc. dba Cedar House Life Change Center (CHLCC): Oasis House - 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. Through this program, CHLCC is anticipated to serve 7 unduplicated Apple Valley-based persons.
- 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 - 91.220(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 Apple Valley are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two (2) 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 2021-2022, the 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 jurisdiction 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 (5) 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 - 91.220(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 2021-2022 program year:

- Residential Rehabilitation Program
- Senior Home Repair Program
- Support of CHDO projects (Allocation of which 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 lead-based paint (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 during the 2021-2022 program year 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 renters in Victorville.
- The Consortia will continue to work with the San Bernardino Office of Homeless Services, as well as Christ the Solid Rock Missionary Baptist Church, Feed My Sheep in the High Desert, 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 identifiable 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 HACSB 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 HACSB's questionnaire, the most immediate needs of residents of public housing or Housing Choice Vouchers is the need for additional funding to assist wait listed 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 HACSB 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.

### **Discussion:**

During the 2021-2022 program year, the Town will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

## Program Specific Requirements

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### AP-90 Program Specific Requirements - 91.220(l)(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(l)(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
<b>Total Program Income:</b>	<b>\$0</b>

#### 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. The Town will meet this requirement over the 2019-2020, 2020-2021 and 2021-2022 CDBG program years.	70.00%



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

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

The Town will not use any other forms of investment beyond those identified in Section 92.205.

**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 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.

**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

Table 13 – 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 documented 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 (8<sup>th</sup>) 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 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 documented 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.

**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 does not intend to use HOME funds during the 2021-2022 program year to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.



Town of Apple Valley

**2021-2022 ANNUAL ACTION PLAN  
JULY 1, 2021 THROUGH JUNE 30, 2022**

**APPENDIX A  
Citizen Participation**

- Proof of Publication – Public Hearing & Adoption
- Summary of Comments Received

**NOTICE OF PUBLIC HEARING AND 30-DAY REVIEW PERIOD  
FOR THE TOWN OF APPLE VALLEY  
2021-2022 ONE-YEAR ACTION PLAN**

**NOTICE IS HEREBY GIVEN** that the Town of Apple Valley has prepared its draft 2021-2022 One-Year Action Plan that will be presented to the Town Council for approval subsequent to a public hearing to receive comments from interested members of the public on the following date:

DATE: May 11, 2021  
TIME: 6:30 p.m.  
LOCATION: Town Council Chambers  
14955 Dale Evans Parkway, Apple Valley, CA 92307

The draft 2021-2022 One-Year Action Plan will be available for public review and comment for a period of 30 days beginning Friday, April 9, 2021 and ending Tuesday, May 11, 2021. A copy of the latest draft 2021-2022 One-Year Action Plan will be available for public review at the following locations; however, please note as of the date of this notice, these locations may currently be closed to the public because of the Novel Coronavirus (COVID-19) and therefore the public is encouraged to review the draft 2021-2022 One-Year Action Plan on the Town's website.

- Apple Valley Library: 14901 Dale Evans Parkway
- Apple Valley Development Services Building.: 14975 Dale Evans Parkway
- Town of Apple Valley Town Clerk's Office: 14955 Dale Evans Parkway
- Website: [www.applevalley.org](http://www.applevalley.org)

Questions and written comments regarding the draft 2021-2022 One-Year Action Plan may be addressed to Silvia Urenda, Housing & Community Development Specialist with the Town of Apple Valley Housing & Community Development Department at 14975 Dale Evans Parkway, Apple Valley, CA 92307. Written comments must be received no later than 5:00 p.m. May 11, 2021. Subsequently, all comments will be summarized and incorporated into the 2021-2022 One-Year Action Plan, as appropriate prior to submission to the U.S. Department of Housing and Urban Development (HUD). Due to the rapidly evolving public health response to the COVID-19, members of the public are advised that the Town Council meeting and public hearing may be convened virtually or in an alternative format as deemed necessary by the Town. Those individuals planning to participate in the public hearing are encouraged to check the Town's website listed above for additional information concerning in-person participation on the day of the public hearing for any updates. For more information, please contact Silvia Urenda at (760) 240-7000 ext. 7910.

**BACKGROUND**

The Town of Apple Valley has formed a consortium with the City of Victorville to meet the threshold of obtaining Home Investment Partnerships Program (HOME) entitlement status with HUD. The successful formation of the consortium resulted in an annual allocation of HOME funds to both communities. This action requires the Consortium to prepare a joint Five-Year Consolidated Plan that incorporates community needs assessments and strategies for both jurisdictions into one coherent plan. In addition, the Town is an entitlement community that participates in the Community Development Block Grant (CDBG) Program which also requires the submittal of a Five-Year Consolidated Plan as part of the Town's grant application to HUD. The Five-Year Consolidated Plan was approved and submitted to HUD in June 2017. The Five-Year Consolidated Plan establishes a framework of housing, community and economic development priorities for the Consortium's HOME program and the Town's CDBG program over the next five years. The 2021-2022 One-Year Action Plan represents the Town's fifth year of the 2017-2021 Five-Year Consolidated Plan. The One-Year Action Plan will appropriate HOME and CDBG funds to specific programs and projects for the 2021-2022 fiscal year. The Consortium will receive \$804,001 in HOME funds and the Town will receive \$609,694 in CDBG Entitlement funds for the 2021-2022 fiscal year to implement programs and projects that benefit low- and moderate-income residents.

## **ACCESSIBILITY TO MEETINGS AND DOCUMENTS, EQUAL OPPORTUNITY**

It is the intention of the Town to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. If you require public documents in an accessible format, the Town will make reasonable efforts to accommodate your request. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, including auxiliary aids or services, the Town will attempt to accommodate you in every reasonable manner. Please contact Silvia Urenda at (760) 240-7000 ext. 7910 at least 48 hours prior to the meeting to inform us of your needs and to determine if the accommodation is feasible.

The Town does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, military status, or other protected class status in any of its activities or operations.

Published in the Daily Press on April 9, 2021 (English and Spanish)

**AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE REVISIÓN DE 30 DÍAS**  
**AYUNTAMIENTO DE LA CIUDAD DE APPLE VALLEY**  
**PLAN DE DESEMPEÑO ANUAL (2021-2022)**

**POR MEDIO DE LA PRESENTE SE NOTIFICA** que el Ayuntamiento de la Ciudad de Apple Valley ha preparado el plan preliminar del Plan de Desempeño Anual (2021-2022) el cual será presentado al Concejo Municipal del Ayuntamiento para su aprobación y subsecuentemente a la audiencia pública para recibir comentarios de los miembros interesados del público en la fecha que se indica enseguida:

FECHA: May 11, 2021  
HORA: 6:30 P.M.  
LUGAR: Cámara del Consejo Municipal  
14955 Dale Evans Parkway, Apple Valley, CA 92307

El Plan de Desempeño Anual (2021-2022) estará disponible para revisión pública y comentarios por un período de 30 días comenzando el viernes 9 de abril de 2021 y terminando el martes 11 de mayo de 2021. Una copia de la última actualización del borrador de dicho documento estará disponible para su revisión pública en los siguientes lugares, sin embargo, tenga en cuenta a partir de la fecha de este aviso, estos lugares están cerrados al público debido al afecto Nuevo Coronavirus (COVID-19) y por lo tanto se anima que el público revise El Plan de Desempeño Anual (2021-2022) en el sitio web de la ciudad.

- Apple Valley Library: 14901 Dale Evans Parkway
- Apple Valley Development Services Building.: 14975 Dale Evans Parkway
- Town of Apple Valley Town Clerk's Office: 14955 Dale Evans Parkway
- Website: [www.applevalley.org](http://www.applevalley.org)

Preguntas y comentarios por escrito relativos al borrador del Plan de Desempeño 2021-2022, podrán ser dirigidos a Silvia Urenda, especialista en vivienda y desarrollo comunitario en desarrollo Económico del Ayuntamiento de la Ciudad de Apple Valley, ubicado en el 14975 Dale Evans Parkway, Apple Valley, CA 92307. Comentarios por escrito deberán ser recibidos antes de las 5:00 P.M. el 11 de mayo de 2021. Subsecuentemente, todos los comentarios serán resumidos e incorporados en los documentos apropiadamente antes de presentar el Plan de Desempeño Anual (2021-2022) al Departamento de Vivienda y Desarrollo Urbano de los E.U. (HUD, por sus siglas en inglés). Debido a la rápida evolución de la respuesta de salud pública al COVID-19, se informa a los miembros del público que la junta del Concejo Municipal del Ayuntamiento y la audiencia pública pudieran ser convocadas virtualmente o en un formato alternativo según lo considere necesario el Ayuntamiento. Se recomienda a las personas que planean participar en la audiencia pública que consulten el sitio web del Ayuntamiento de la ciudad arriba para obtener información adicional sobre la participación en persona el día de la audiencia pública para cualquier actualización. Para obtener mayor información, comuníquese con Silvia Urenda al (760) 240-7000 ext. 7910.

#### **ANTECEDENTES**

La ciudad de Apple Valley ha formado un consorcio con la Ciudad de Victorville para alcanzar el umbral para obtener Home Investment Partnership Program (HOME) estatua y derecho de HUD. El formacio existosa de consorcio resulta in asignaciones anuales de fondos de parte de HOME para ambas comunidades. Esta acción requiere que el Consorcio prepare un Plan Consolidado de cinco años que incorpore las evaluaciones y estrategias de las necesidades de la comunidad para ambas jurisdicciones en un plan coherente. Adicionalmente, la Ciudad de Apple Valley es una comunidad con derecho a participar en el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) el cual requiere la presentación de Cinco Años de Plan Consolidado como parte de la solicitud para subsidios que somete el Ayuntamiento a HUD y el cual fue aprobado y sometido a HUD en junio de 2017. El Plan establece un marco de trabajo de prioridades de vivienda, comunidad y desarrollo económico para el programa de CDBG para los siguientes cinco años. El Plan de Desempeño Anual 2021-2022 representa el quinto año del Plan Consolidado 2017-2021. El Plan de Desempeño Anual asignará fondos de CDBG a programas y proyectos específicos para el Año Fiscal 2021-2022. El Consorcio recibirá \$804,001 en fondos de HOME y la ciudad de Apple Valley recibirá \$609,694 en fondos federales de CDBG para vivienda, comunidad y desarrollo económico para el Año Fiscal 2021-2022 para implementar programas y proyectos que benefician a residentes de bajos y moderados ingresos.



## **ACCESIBILIDAD A LAS JUNTAS Y DOCUMENTOS, IGUALDAD DE OPORTUNIDADES**

Es la intención del Ayuntamiento cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, la Ley de Americanos con Discapacidades (ADA) de 1990 y la Ley de Enmienda ADA de 2008, la Ley de Vivienda Justa, y la Ley de Barreras Arquitectónicas en todos los aspectos. Si necesita documentos públicos en un formato accesible, el Ayuntamiento hará todos los esfuerzos razonables para satisfacer su solicitud. Si, como asistente o participante en esta reunión, necesitará asistencia especial más allá de lo que normalmente se proporciona, incluyendo recursos auxiliares o servicios, el Ayuntamiento intentará acomodarlo dentro de todas las maneras razonables. Comuníquese a Silvia Urenda al (760) 240-700 ext. 7910 por lo menos 48 horas antes de la junta para informarnos de sus necesidades y determinar si el acomodo es factible.

El Ayuntamiento de la ciudad no discrimina y no debería discriminar por motivos de raza, color, religión (credo), género, expresión de género, edad, origen nacional (ascendencia), discapacidad, estado civil, orientación sexual, estado militar u otro estado de clase protegida en cualquiera de sus actividades u operaciones.

Publicado en Daily Press en: Abril 9, 2021 (Inglés y Español)

## Summary of Comments Received

The Town received the following comments as part of the 2021-2022 Annual Action Plan process.

This includes, but is not limited to, comments received during the 30-day public review period and the Public Hearing held on May 11, 2021:

- Comments will be entered prior to the Town's submission to HUD.



Town of Apple Valley

**2021-2022 ANNUAL ACTION PLAN  
JULY 1, 2021 THROUGH JUNE 30, 2022**

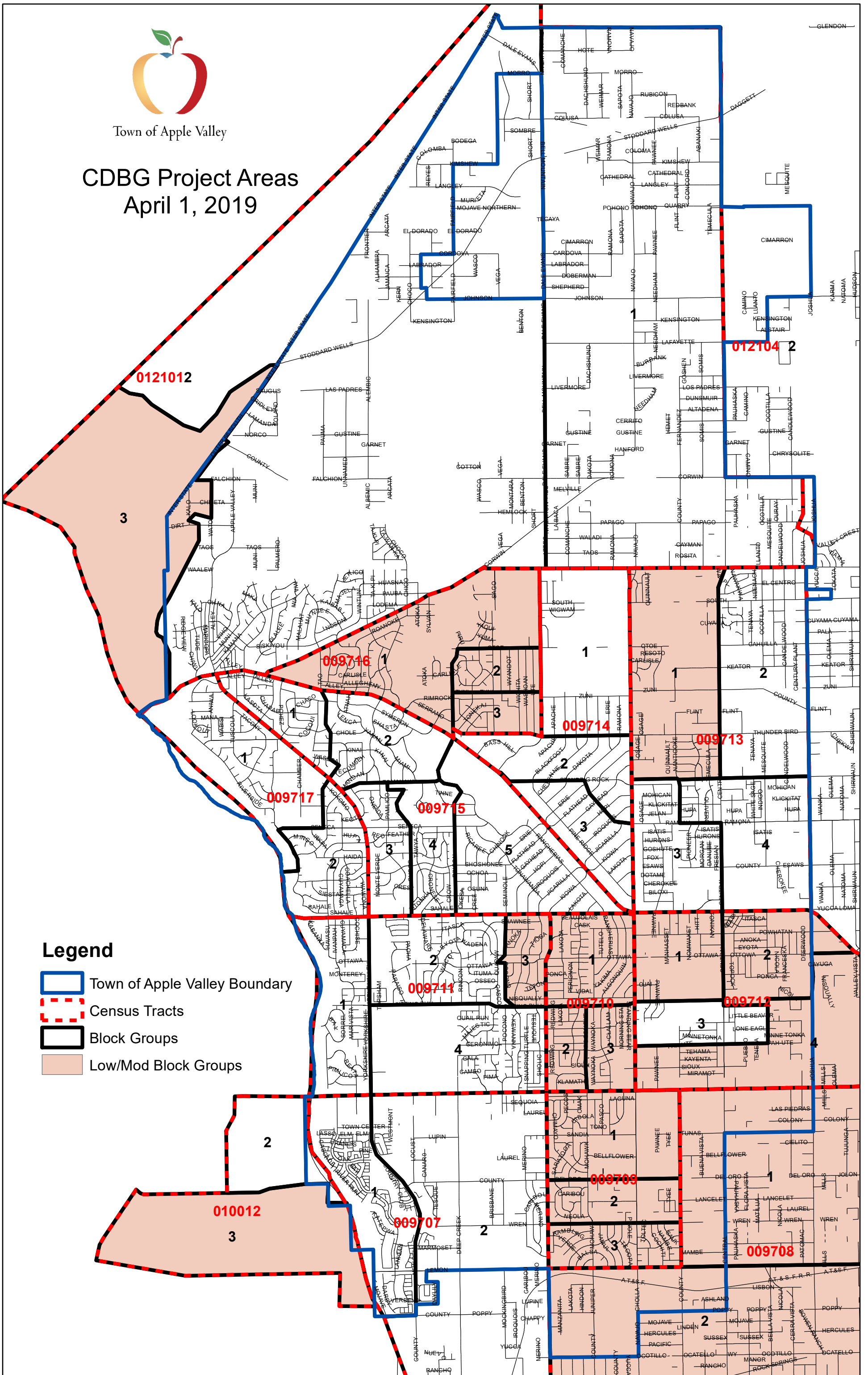
**APPENDIX B  
Grantee Unique Appendices**

- CDBG Low- and Moderate-Income Area Map
- Approved Meeting Minutes



Town of Apple Valley

# CDBG Project Areas April 1, 2019



## Legend

-  Town of Apple Valley Boundary
-  Census Tracts
-  Block Groups
-  Low/Mod Block Groups

## Approved Meeting Minutes

Upon approval of the Town's 2021-2022 Annual Action Plan, the approved meeting minutes will be included in Appendix B prior to the Town's submission to HUD.



Town of Apple Valley

**2021-2022 ANNUAL ACTION PLAN  
JULY 1, 2021 THROUGH JUNE 30, 2022**

**APPENDIX C  
SF-424 and Action Plan Certifications**

- SF-424 & SF-424D Community Development Block Grant (CDBG)
- SF-424 & SF-424D HOME Investment Partnerships (HOME)
- 2021-2022 Action Plan Certifications

## **SF-424 & Certifications**

Upon approval of the Town's 2021-2022 Annual Action Plan, the Town's SF-424 Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) application and program Certifications will be included in Appendix C prior to the Town's submission to HUD.