



Town of
Apple Valley



Consolidated Plan

FY 2022–2026

Annual Action Plan

FY 2022–2023



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APPLE VALLEY TOWN COUNCIL

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Executive Summary

ES-05 EXECUTIVE SUMMARY

Introduction

The Town of Apple Valley has a storied history as a crossroads along the Mojave River. While the area has long been a population center, it was only first incorporated in 1988. In 2000, according to the Decennial Census, the Town was home to 54,175 residents, now it is home to over 70,000. The Town of Apple Valley has evolved and experienced significant growth in population and economic activity since incorporation.

The Town of Apple and City of Victorville and the formed the Apple Valley-Victorville Consortium in 2003. This was a considered strategy enabling the Town and City to access HOME Investment Partnership (HOME) funds and make more affordable housing resources available to residents. Apple Valley serves as the lead agency for coordinating the Consortium’s Consolidated Planning process and submission. The Consolidated Plan provides the United States Department of Housing and Urban Development (HUD) with a comprehensive assessment of the Consortium’s housing and community development needs and outlines its priorities, objectives, and strategies for the investment of Community Development Block Grant (CDBG) funds and HOME funds to address these needs over the next five years, beginning July 1, 2022, and ending June 30, 2026.

Each jurisdiction is responsible for administering its own CDBG program, while the Town of Apple Valley administers the HOME program for both jurisdictions. HOME objectives and goals are determined by both jurisdictions through an extensive analysis of housing needs for lower income residents, as specified by the program regulations. Each jurisdiction is also responsible for preparing its own Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). The Town and Consortium receive CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants, and loans to nonprofit, for-profit or public organizations for programs and projects in furtherance of this Plan. These programs provide for a wide range of eligible activities to address the needs of Apple Valley and Consortia residents.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the Town’s performance. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons; or

- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

For the 2022-2023 Program Year, it is estimated the Town will receive \$618,678 of CDBG funds and it is estimated the Consortium will receive \$1,005,227 in HOME funds. The 2022-2023 Action Plan allocates these resources to fund to program activities listed below that will be implemented from July 1, 2022, to June 30, 2023.

2022-2023 CDBG Public Service Activities

Christ the Solid Rock, Lighthouse Food Pantry	\$15,000
Feed My Sheep in the High Desert, Feeding Apple Valley	\$14,200
High Desert Homeless Services, Homeless Shelter and Related Services	\$20,000
Inland Fair Housing and Mediation Board, Fair Housing Services	\$20,000
Orenda Veterans Project, Orenda House	\$10,000

2022-2023 CDBG and HOME Capital Activities

Town of Apple Valley – Residential Rehab	\$200,000
Town of Apple Valley - Code Enforcement	\$40,000
Town of Apple Valley – Micro Business Assistance	\$175,743
Town of Apple Valley – Residential Rehab	\$203,000
Town of Apple Valley – CHDO Set-Aside	\$120,601
Town of Apple Valley – Acquisition Rehab, Non-congregant shelter	\$400,000
City of Victorville – CHDO Set-Aside	\$120,601
City of Victorville – Senior Home Repair	\$131,561
City of Victorville Hughes Training	\$272,665

2022-2023 Program Administration Activities

Town of Apple Valley CDBG Program Administration	\$123,736
Apple Valley-Victorville HOME Consortium Administration	\$80,400

Summary of the objectives and outcomes identified in the Plan needs assessment Overview

The priority needs and goals identified in the Plan are based on analysis of information including the results of the Town's Resident and Stakeholder Surveys and the housing and community development data elements required by HUD in the online Consolidated Plan system (eCon Planning Suite). Data supplied by HUD includes the 2013-2017 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time. Other sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies and cited publicly available data.

In consideration of community input and available data, the five priority needs listed below are established as part of this Plan:

- Supportive services for the homeless and those at risk of homelessness
- Human services
- Housing programs
- Accessibility and mobility
- Economic development including employment opportunities

Consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of activities aligned with the following measurable goals included in the Strategic Plan section of this Plan:

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1.	Provide suitable living environments	Homeless Non-Homeless Special Needs	Supportive services for the homeless and those at risk of homelessness Human services	Public service activities other than Low/ Moderate-Income Housing Benefit: 1,841 people
2.	Affordable Housing	Affordable housing	Housing programs	Direct financial assistance to homebuyer: 5 Households assisted Homeowner Housing Rehabilitated: 118 Households assisted Housing Code Enforcement/ Foreclosed Property Care: 5,000 Housing Units assisted Housing for homeless added: 1 housing unit, 18 people Homeowner rehab: 15 housing units

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
3.	Increase access to essential services and amenities	Non-Homeless Special Needs	Accessibility and Mobility Human services	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing: 2,000 people assisted Public service activities other than Low/ Moderate-Income Housing Benefit: 45 people 15 businesses assisted

Table 1 - Strategic Plan Summary

Evaluation of past performance

The investment of HUD resources during the 2022-2026 Program Years resulted in measurable accomplishments that contributed to positive outcomes for Consortia residents. Together with other federal, state, and local investments, HUD resources allowed the Consortia and its partners to:

- Preserve and improve the existing housing stock;
- Provide fair housing services;
- Provide quality supportive services to elderly residents and those with disabilities;
- Provide support services such as battered and abused spousal programs and referral and case management services to people with special needs;
- Contribute to the well-being of individuals, families, and neighborhoods by providing a wide array of public services to Consortia residents; and
- Support a continuum of services in support of Consortia and County efforts to end homelessness.

Summary of citizen participation process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community and economic development needs and priorities for the Consortia over the next five years.

From October 2021 through May 2022, the Town's Community Development Department held community meetings, public hearings, focus groups and conducted surveys to afford citizens and local and regional organizations representing low- and moderate-income residents the maximum feasible opportunity to provide input on the housing and community development needs of the Town. The resident and stakeholder surveys solicited input from residents and employees working in Apple Valley and Victorville. The questionnaire polled respondents about the level of need in their experience for various types of improvements that could potentially be addressed with CDBG and HOME resources. The focus groups were organized by interest group: food banks and homeless services; youth and education services; public servicers; veterans, elderly and disables services; and faith-based organizations. The community meetings and hearings were publicly noticed.

Summary of public comments

Community meetings, public hearings and surveys were conducted to receive comments on the housing and community development needs. The community meetings were held on November 15, 2021, at 10 am and 6 pm. The resident survey opened and was published on October 29. The public hearings were held on March 8, 2022, and May 10, 2022, at 6 pm. The meetings and hearings were held in person. As of March 17, 2022, no comments have been received.

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

As of March 17, 2022, no comments have been received.

Summary

Examination of 2013-2017 American Community Survey (ACS) 5-Year Estimates and the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed five high priority needs to be addressed through the investment of an anticipated \$3 million of CDBG and \$4 million HOME Consortium funds over the five-year period of the Consolidated Plan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the four goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funding Availability (NOFA) process must conform with one of the five Strategic Plan strategies and the associated action-oriented, measurable goals to receive consideration for CDBG or HOME Consortium funding.

Process

PR-05 LEAD AND RESPONSIBLE AGENCIES – 91,200 (B)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	APPLE VALLEY	Housing & Community Development
HOME Administrator	APPLE VALLEY	Housing & Community Development

Table 2– Responsible Agencies

Narrative

The 2022-2026 Consolidated Plan for the Apple Valley-Victorville Consortium was prepared by MDG Associates, Inc. under contract to the town of Apple Valley and the City of Victorville. The Town of Apple Valley serves as the lead agency for coordinating the Consolidated Planning and submission process. The City of Victorville serves as a participating jurisdiction. Apple Valley’s Community Development Department (CDD) is the lead agency responsible for administering its CDBG program and the Consortium’s HOME program. The CDD shall be responsible for all grants planning, management, and monitoring duties necessary to comply with HUD regulations and Town policies throughout the implementation of the Consolidated Plan and f the five Annual Action Plans, including preparation of its Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER).

In development of this Consolidated Plan, the Consortium implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

Consolidated Plan Public Contact Information

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 (760) 240-7000

PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) AND 91.315(L)

1. Introduction

In the preparation of the Consolidated Plan, the Town 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 Town 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 the population.

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

The Consortium recognizes Apple Valley and Victorville residents are the center of and partners in the development of the Consolidated Plan. The Citizen Participation Plan establishes a means by which citizens, public agencies and other interested parties can actively participate in the development of the Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance and Evaluation Report.

Opportunities to participate in the planning process were provided throughout. Special effort was made to engage low-income persons. The consortium made efforts to make opportunities for engagement known.

- Public notices were printed in the local newspaper and posted to the Town's website in English and Spanish.
- Web-based surveys links were shared widely through the Town's social media accounts and blast and direct email, hard copies of the survey were also available at Town Hall.
- Stakeholder meetings were targeted to specific groups; especially those of people with disabilities, disadvantaged youths, homeless people.

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

The Consortium recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of this Consolidated Plan, the

Consortium consulted with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys, invitations to community meetings, and follow-up in-person interviews where appropriate.

The Consortium further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The Consortium will reinforce these partnerships through the implementation of the NOFA process for CDBG and HOME funds each year and through technical assistance provided to subrecipients.

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

To help prevent homelessness and protect at-risk populations the Consortia supports and participate in the San Bernardino County Continuum of Care System and the San Bernardino County Homeless Partnership. The Consortia plans to fund CoC member agencies over the 5-year planning period to assist in efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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

The Consortia is not a direct recipient of ESG funding.

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	Rock'n Our Disabilities
	Agency/Group/Organization Type	Services - Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
2	Agency/Group/Organization	Orenda Foundation's Veterans Project
	Agency/Group/Organization Type	Services - Homeless Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
3	Agency/Group/Organization	Victor Valley Family Resource Center
	Agency/Group/Organization Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.

4	Agency/Group/Organization	City of Victorville
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
5	Agency/Group/Organization	High Desert Second Chance Food Bank
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
6	Agency/Group/Organization	A Better Way
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
7	Agency/Group/Organization	City of Victorville
	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
8	Agency/Group/Organization	Inland SoCal 211+ (United Way)
	Agency/Group/Organization Type	Services-Homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
9	Agency/Group/Organization	Apple Valley PAL
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
10	Agency/Group/Organization	Catholic Charities - San Bernardino
	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
11	Agency/Group/Organization	Legal Aid of San Bernardino
	Agency/Group/Organization Type	Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
12	Agency/Group/Organization	Western University
	Agency/Group/Organization Type	Mental Health Agency/Facility
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
13	Agency/Group/Organization	No Drugs America
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
14	Agency/Group/Organization	Assistance League of Victor Valley
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
15	Agency/Group/Organization	Inland SoCal United Way
	Agency/Group/Organization Type	Services-Elderly
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
16	Agency/Group/Organization	A Greater Hope
	Agency/Group/Organization Type	Foster Care Agency/Facility

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
17	Agency/Group/Organization	Combat Veteran Motorcycle Association
	Agency/Group/Organization Type	Services - Homeless Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
18	Agency/Group/Organization	Inland SoCal United Way
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
19	Agency/Group/Organization	APPLE VALLEY
	Agency/Group/Organization Type	Local government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
20	Agency/Group/Organization	A Core Solution
	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
21	Agency/Group/Organization	High Desert Community Foundation
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
22	Agency/Group/Organization	Set Free Church
	Agency/Group/Organization Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.

23	Agency/Group/Organization	Lutheran Social Services of So Cal
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
24	Agency/Group/Organization	Inland Housing & Mediation Board
	Agency/Group/Organization Type	Services-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
25	Agency/Group/Organization	Family Assistance Program
	Agency/Group/Organization Type	Services-Disabilities; Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
26	Agency/Group/Organization	Moses House Ministries
	Agency/Group/Organization Type	Services-Employment; Services-Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
27	Agency/Group/Organization	Victor Valley Community Services Council
	Agency/Group/Organization Type	Services-Elderly; Services-Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
28	Agency/Group/Organization	TOAV Park and Recreation
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
29	Agency/Group/Organization	St. John of God Health Care Services
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
30	Agency/Group/Organization	Feed My Sheep
	Agency/Group/Organization Type	Services-Homeless; Other
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
31	Agency/Group/Organization	High Desert Homeless Services
	Agency/Group/Organization Type	Hmls/FormerlyHmls Resident (ESG Grantees); Services - Homeless Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
32	Agency/Group/Organization	Greater Hope Foundation for Children
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.

33	Agency/Group/Organization	Spectrum/ Charter Communications
	Agency/Group/Organization Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
34	Agency/Group/Organization	San Bernardino County Homeless Partnership
	Agency/Group/Organization Type	Continuum of Care; Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
35	Agency/Group/Organization	City of Victorville
	Agency/Group/Organization Type	Emergency Management Agency; Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
36	Agency/Group/Organization	Department of Housing and Urban Development
	Agency/Group/Organization Type	Federal Government
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
37	Agency/Group/Organization	City of Victorville
	Agency/Group/Organization Type	Floodplain Management Agency; Water District/Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
38	Agency/Group/Organization	Housing Authority County of San Bernardino
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
39	Agency/Group/Organization	Victor Valley Global Medical Center
	Agency/Group/Organization Type	Services-Health; Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
40	Agency/Group/Organization	Foothill AIDS Project
	Agency/Group/Organization Type	Services-HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
41	Agency/Group/Organization	High Desert Detention Center
	Agency/Group/Organization Type	Public Funded Institution

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
42	Agency/Group/Organization	BLM, Barstow Field Office
	Agency/Group/Organization Type	Public Land Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
43	Agency/Group/Organization	Coachella Valley Housing Coalition
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.
44	Agency/Group/Organization	CA HCD
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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. Engagement was conducted through surveys, community meetings and focus group interviews.

Table 3– Agencies, groups, organizations who participated

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

No agency type was excluded from the final stakeholder list.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Bernardino	The County of San Bernardino is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the Apple Valley-Victorville Consortia’s Strategic Plan will provide support to nonprofits that meet the social services needs of residents with an emphasis on the homeless.
Housing Elements	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 4– Other local / regional / federal planning efforts

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

As a Consortium, the Town of Apple Valley and the City of Victorville coordinate housing and community development strategies among the jurisdictions. The Consortium and City collaborate with State and local agencies such as jurisdictions in the San Bernardino County Homeless Partnership (SBCHP); the California Department of Housing and Community Development regarding the periodic update of the Housing Elements; and neighboring jurisdictions and the County for any partnering opportunities to address housing and community development needs in the region.

The Consortium’s collaborative and cooperative planning partnerships with governmental, nonprofit and private entities strategically ensure the needs of low- and moderate-income needs are meet, issues are comprehensively evaluated and thoroughly addressed. Aside from these partnerships, other departments within the Town are involved in collaborating and cooperating with state and federal entities in planning efforts.

PR-15 CITIZEN PARTICIPATION - 91.105, 91.115, 91.200(C) AND 91.300(C)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

In preparation for the Consolidated Plan the Town followed the established processes of the Citizen Participation Plan to ensure broad community engagement. At each step the Town worked to ensure low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved. The Citizen Participation Plan, Consolidated Plan, Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and the Analysis of Impediments to Fair Housing Choice are posted on the Town website at: <https://bit.ly/3igB8CE> and a hard copy will be available for review in the Town Community Development Department for 30 days from April 17 to May 10, 2022.

To assist in identification of priority needs citizens were engaged through community meetings, surveys, public hearings, focus groups, and individual meetings. Citizens who participated in the process received extensive information about the Consolidated Plan, citizen participation process, HUD requirements for entitlement jurisdictions, the amount of funding the Consortium anticipates receiving and how those funds can be used. Residents were given the opportunity to provide 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 Consortium in its goal setting efforts.

Publicly noticed meetings and hearings were held at different stages in the development of the Consolidated Plan. The community meetings were held on November 15, 2021, and the public hearings on March 8 and May 10, 2022. As of March 17, 2022, no public comments have been received.

On October 29, 2021, the Consortium opened 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. The surveys solicited input from residents and employees working in the Consortium. The questionnaire polled respondents about the level of need in their neighborhoods for various types of improvements which could potentially be addressed using federal funds, such as CDBG and HOME allocations. The electronic survey was made available on the Town's website and across its social media platforms. It was also made available in hard copy at Town

Hall. The resident survey received 111 responses and the stakeholder survey received four responses.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL
1	Newspaper Ad	Non-targeted/ broad community English Speaking Non-English Speaking - Specify other language: Spanish	Newspaper ad published October 29 & November 5, 2021, in the <i>Apple Valley News</i> announcing two Community Meetings to receive input on the preparation of the Consortia's 2022-2026 Consolidated Plan and the 2022-2023 Action Plan.	No comments were received.	Not applicable.	Not applicable.
2	Public Meeting	Non-targeted/ broad community	Publicly noticed Community Meeting on November 15, 2021, at 10:00 a.m. and 6:00 p.m. at the Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Staff.	No comments were received	Not applicable.
4	Internet Outreach	Non-targeted/ broad community	The Resident Survey was available online and in paper format at the Planning Department from	The purpose of the survey was to allow all residents the opportunity	All survey responses were accepted.	https://forms.office.com/Pages/ResponsePage.aspx?id=utDYO

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL
			<p>October 29, 2021, to January 14, 2022. The Town advised residents and stakeholders of the availability of the survey via newspaper ad, email to stakeholders, posting on the Town's website, Facebook, Twitter, announcements at Town Council meetings, and during the Community Meetings.</p>	<p>to provide their assessment of the level of need in Victorville for a variety of housing, community, and economic development activities.</p> <p>In total, 111 residents completed the survey. A summary of all survey responses is provided in Appendix B.</p>		9ST_keAv_TpqkkSDO_l7Zi83DsZ_HvC3km58_bZWtUMD_Q2SVE5RI_NXWFhCO_TdSNIJZN_VA0MFNY_MS4u
5	Newspaper Ad	<p>Non-targeted/ broad community</p> <p>English Speaking</p> <p>Non-English Speaking - Specify other language: Spanish</p>	<p>Newspaper ad published February 18, 2022, in the <i>Apple Valley News</i> announcing Public Hearing to receive input on the preparation of the Consortia's 2022-2026 Consolidated Plan and the 2022-2023 Action Plan.</p>	<p>No public comments were received.</p>	<p>No comments were received.</p>	<p>Not applicable.</p>
6	Public Hearing	<p>Non-targeted/</p>	<p>A public hearing was held before the</p>	<p>No comments</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL
		broad community	Apple Valley Town Council on March 8, 2022, in Council Chambers to receive input on the highest priority housing, community and economic development needs in the Consortia. This meeting took place prior to the publication of the draft 2022-2026 Consolidated Plan for public review and comment.	were received.		
7	Newspaper Ad	Non-targeted/ broad community English Speaking Non-English Speaking - Specify other language: Spanish	Newspaper ad published April 8, 2022, in the <i>Apple Valley News</i> announcing the availability of the draft 2022-2026 Consolidated Plan, draft 2022-2023 Annual Action Plan, draft Victorville Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan for a 30-day public review and comment period to include a public hearing before the Apple Valley Town			

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL
			Council on May 10, 2022.			
8	Public Hearing	Non-targeted/broad community	Public hearing before the Apple Valley Town Council on May 10, 2022, to receive comments on the draft 2022-2026 Consolidated Plan, draft 2022-2023 Annual Action Plan, draft Apple Valley Analysis of Impediments to Fair Housing Choice, and draft Citizen Participation Plan prior to adoption and submission to HUD.	To be determined.	To be determined	Not applicable

Table 5– Citizen Participation Outreach

Needs Assessment

NA-05 OVERVIEW

Needs Assessment Overview

The Consolidated Plan Needs Assessment examines housing, homelessness, non-homeless special needs, and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in San Bernardino County to inform Apple Valley-Victorville’s strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless, but due to various reasons need services. This population includes elderly, frail elderly, severe mentally ill, developmentally disabled, and physically disabled persons, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of human trafficking, persons with posttraumatic stress disorder (PTSD) and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements and public services to benefit low- and moderate-income residents.

Methodology

To assess community needs, the Town of Apple Valley and City of Victorville examined data, held community meetings and focus groups, conducted a survey of residents and stakeholders, and consulted with experts and local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (ACS), 2013-2017, 5-year estimates
- Comprehensive Housing Affordability Strategy (CHAS), 2013-2017, 5-year estimates
- 2020 Point-In-Time Homeless Count

The 2013-2017 ACS 5-year estimates and the 2013-2017, 5-year estimates were the most recent available complete datasets supplied through the United States Department of Housing and Urban Development’s (HUD) Con Planning Suite planning framework.

Consolidated Plan Focus Groups and Surveys for Residents and Stakeholders

The Apple Valley- Victorville Consortium held five virtual focus groups over the period of three days in mid-December 2021. The focus groups were promoted by the cities and facilitated by MDG. The five groups were as follows:

- Food Banks and Homeless Services,
- Education and Youth Services,
- Public Services,
- Veterans, Elderly and Disabled Services, and
- Faith Based Organizations.

Some organizations participated in multiple focus groups because they serve multiple constituencies. In total, 29 unique people participated in the focus groups, excluding the facilitator and organizers.

Apple Valley and Victorville residents and stakeholders had the opportunity to respond to the 2022-2026 Consolidated Plan survey to rate the need and/or to identify highest priority need for public facilities, infrastructure, and services, housing facilities and services, business services. The tabulation of survey results from the 111 Apple Valley and 25 Victorville residents and four community stakeholders who responded to the surveys are integrated throughout the Needs Assessment (NA) and Market Assessment (MA) of Consolidated Plan and can be found in the following sections:

- Housing facility and service results – NA-10 Housing Needs Assessment,
- Public facility, infrastructure, and service results – NA-50 Non-Housing and Community Development Needs,
- Discrimination in housing results – MA-40 Barriers to Affordable Housing,
- Business service results – MA-45,
- Internet access, cost, type, and speed – MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households, and
- Disaster preparedness results – MA-65 Hazard Mitigation.

NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

According to ACS data in Table 6 - Housing Needs Assessment Demographics – Apple Valley, Apple Valley’s population grew by five percent during the period between 2009 and 2017, increasing in number from 68,298 to 71,915 people. During this time, the number of households increased by seven percent from 22,338 to 23,910 and the median household income increased from \$49,519 to \$50,907. According to the 2017 data, approximately 54 percent of all households in Apple Valley earn less than 100 percent of Area Median Income (AMI) and 44 percent of all households earn less than 80 percent of AMI.

Table 7 shows the number of different household types in the Apple Valley for different levels of income. Small family households consist of two-to-four family members, while large family households have five or more persons.

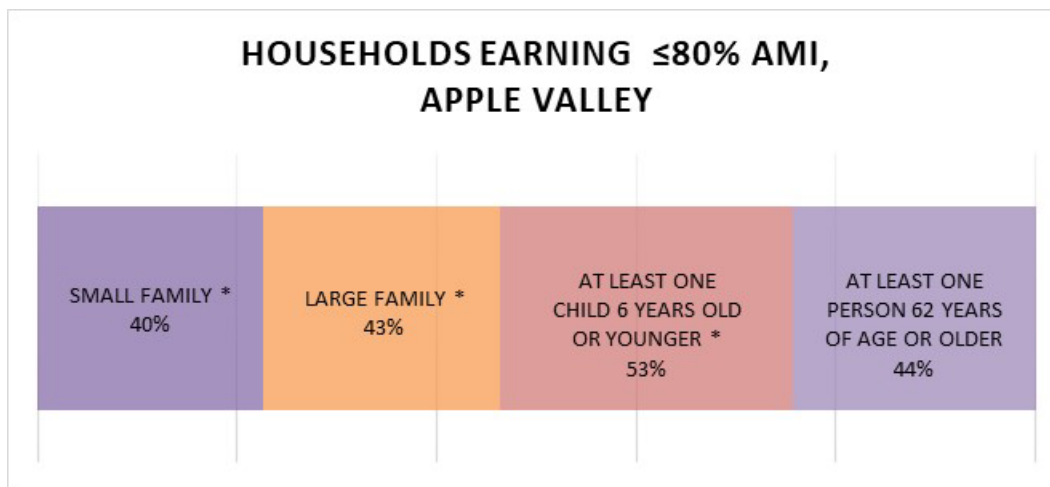


Figure 1

For the Town of Apple Valley the HUD income levels and definitions follows:

- 0-30 percent AMI: extremely low-income – about 12 percent of all households;
- 30-50 percent AMI: low-income – just over 13 percent of all households;
- 50-80 percent AMI: moderate-income – almost 20 percent of all households;
- 80-100 percent AMI: medium-income – 10 percent of all households; and
- Greater than 100 percent AMI: upper-income – nearly 46 percent of all households.

The most common household type in Apple Valley is small family. About 44 percent of specific household types earn less than 80 percent AMI, with the highest rates of occurrence among households with one or more children 6 years of age or younger or 62 years of age or older.

Tables Table 8 and Table 9 delve into the tenure type and income range of households earning less than 100 percent of AMI and experiencing housing problems for the Apple Valley-Victorville Consortium. These tables demonstrate that housing cost burden is the greatest housing problem across renter and owner households. Renter households are most impacted by severe housing problems. Over 37 percent of the 26,685 households earning 0-80 percent AMI experience a housing cost burden over 50 percent of income (Table 8). The majority, 62 percent, of the 12,350 households earning 0-80% AMI with one or more severe housing problem are renters (Table 9).

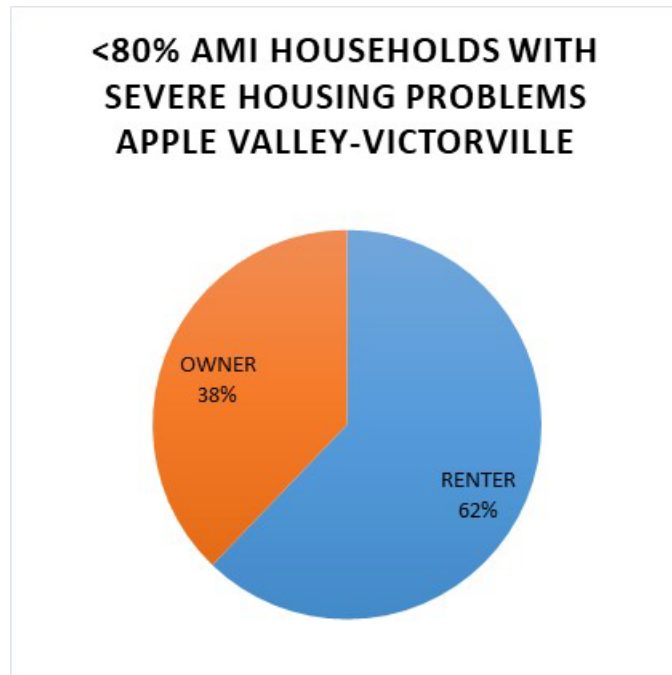


Figure 2

HUD defines four different housing problems as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Overcrowding / severe overcrowding: A household is overcrowded if there are more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms. A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage, taxes, insurance, and utilities.

Table 12 shows that a relatively low percentage (just over eight percent) of Apple Valley and Victorville’s households earning less than 100 percent of AMI are overcrowded.

Apple Valley			
Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	68,298	71,915	5%
Households	22,338	23,910	7%
Median Income	\$49,519.00	\$50,907.00	3%

Table 6 - Housing Needs Assessment Demographics – Apple Valley

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

Apple Valley					
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	2,750	3,160	4,680	2,380	10,940
Small Family Households (2 – 4 people)	1,245	1,275	1,705	955	5,275
Large Family Households (5 or more people)	305	335	625	195	1,505
Household contains at least one person 62-74 years of age	515	665	1,330	700	3,350
Household contains at least one person age 75 or older	210	660	935	400	1,145
Households with one or more children 6 years old or younger	785	565	835	470	1,505

Table 7 - Total Households Table – Apple Valley

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables, Apple Valley-Victorville

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	80	45	0	185	20	15	20	65	120
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	115	75	45	310	64	29	25	15	133
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	515	535	300	180	1,530	130	110	150	295	685
Housing cost burden greater than 50% of income (and none of the above problems)	3,705	1,735	430	0	5,870	1,595	1,485	1,025	285	4,390
Housing cost burden greater than 30% of income (and none of the above problems)	350	1,640	2,460	570	5,020	280	955	2,130	1,135	4,500
Zero/negative Income (and none of the above problems)	520	0	0	0	520	180	0	0	0	180

Table 8 – Housing Problems Table

Data Source:

2013-2017 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,360	2,470	850	220	7,900	1,805	1,640	1,225	660	5,330
Having none of four housing problems	810	1,895	3,910	1,840	8,455	445	1,995	4,585	3,010	10,035
Household has negative income, but none of the other housing problems	520	0	0	0	520	180	0	0	0	180

Table 9 – Housing Problems 2

Data Source:

2013-2017 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,535	2,340	1,595	6,470	675	865	1,315	2,855
Large Related	780	745	715	2,240	214	365	525	1,104
Elderly	645	595	355	1,595	850	1,190	1,050	3,090
Other	730	420	410	1,560	260	140	335	735
Total need by income	4,690	4,100	3,075	11,865	1,999	2,560	3,225	7,784

Table 10 – Cost Burden > 30%

Data Source:

2013-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related (2 to 4 people)	2,325	980	235	3,540	610	565	365	1,540
Large Related (5 or more people)	760	375	30	1,165	185	195	155	535
Elderly	590	290	50	930	685	745	375	1,805
Other	625	310	110	1,045	210	65	145	420
Total need by income	4,300	1,955	425	6,680	1,690	1,570	1,040	4,300

Table 11 – Cost Burden > 50%

Data Source:

2013-2017 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	540	580	300	130	1,550	170	79	45	40	334
Multiple, unrelated family households	55	70	75	94	294	24	65	125	249	463
Other, non-family households	0	20	0	0	20	0	0	0	15	15
Total need by income	595	670	375	224	1,864	194	144	170	304	812

Table 12 – Crowding Information – 1/2

Data Source:

2013-2017 CHAS

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Households with children 6 years of age or younger	2,115	1,495	1,585	525	5,720	410	500	970	724	2,604

Table 13 – Households with children

Data Source:

2013-2017 CHAS

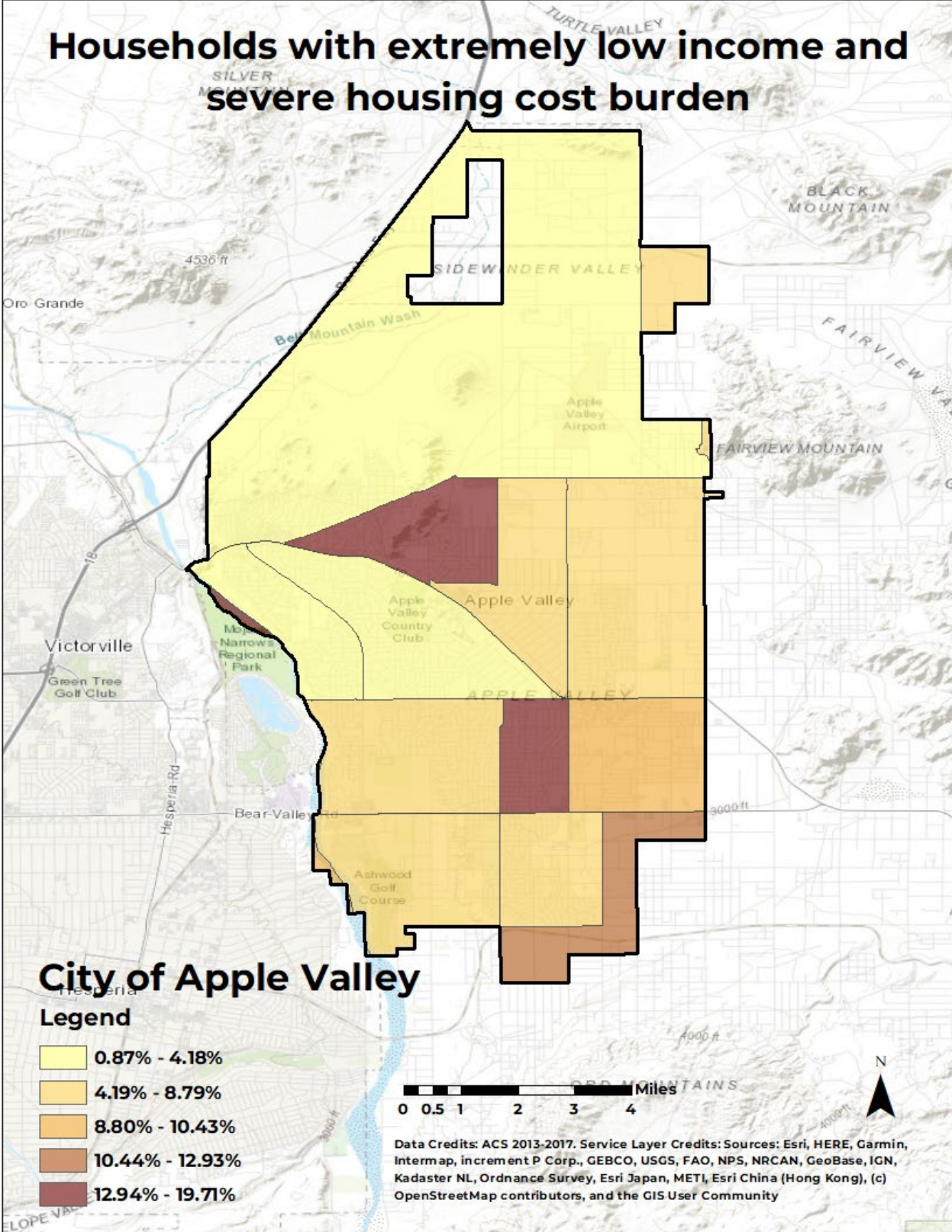


Figure 3: Extremely Low-Income Households with Severe Cost Burden

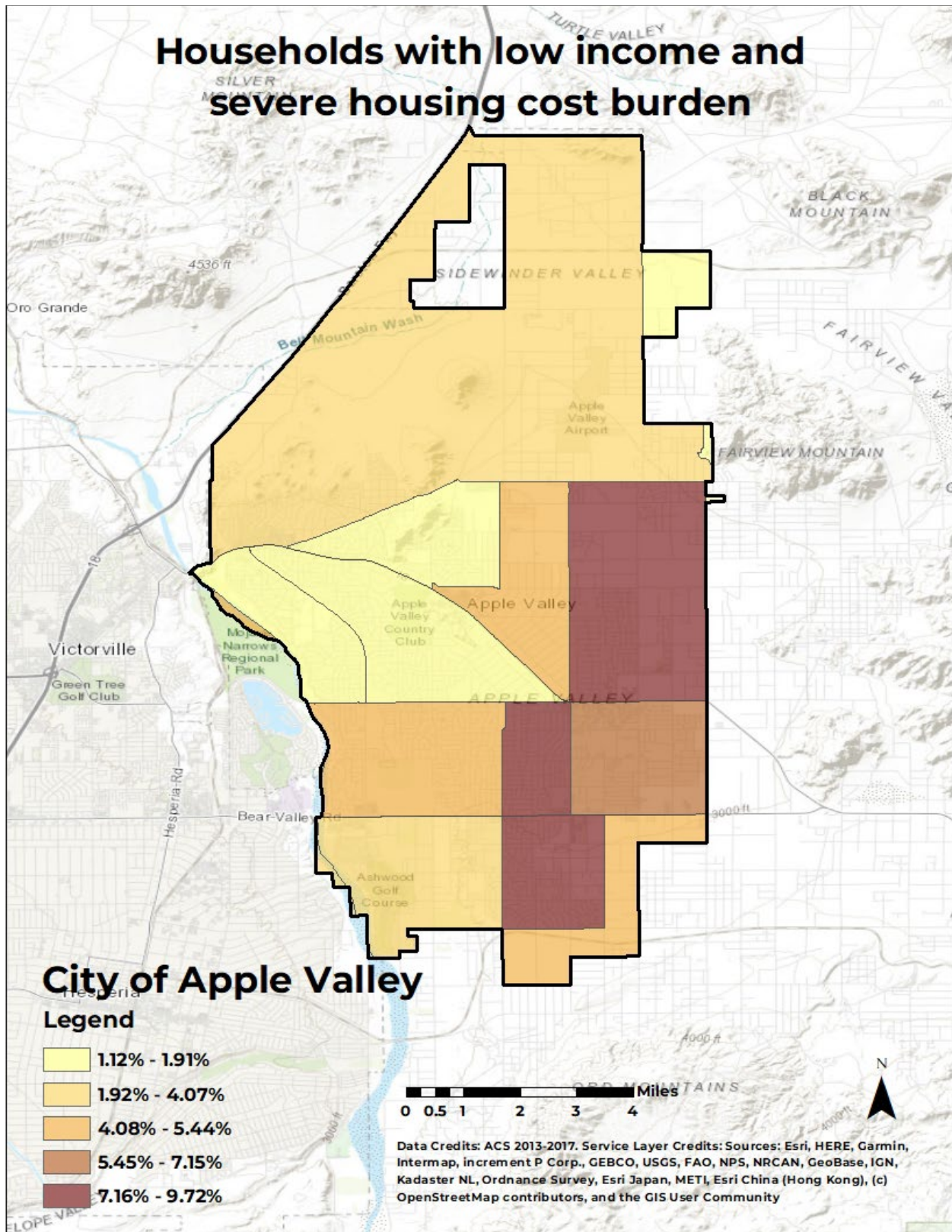


Figure 4 Low-Income Households with Severe Cost Burden

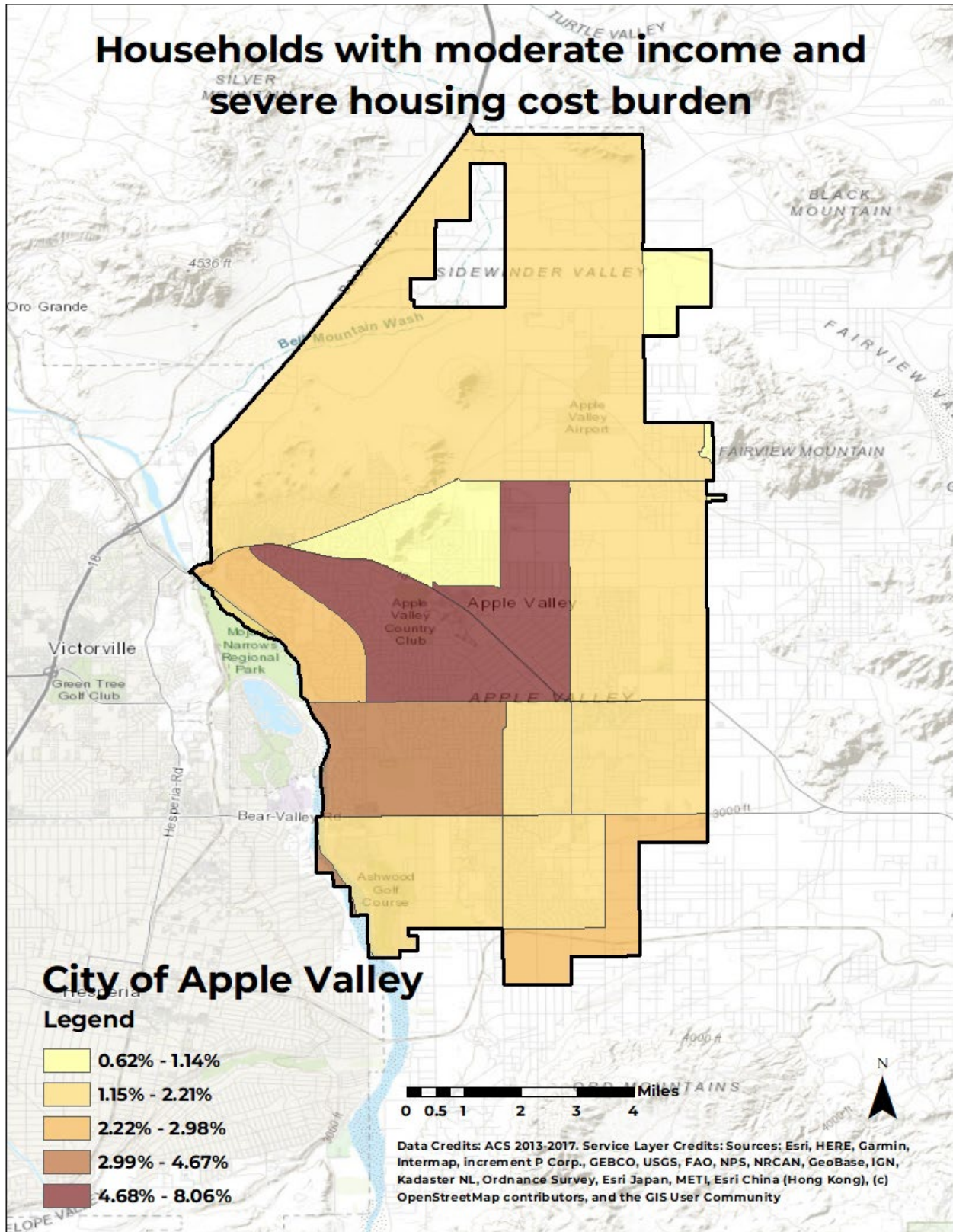


Figure 5: Moderate-Income Households with Severe Cost Burden

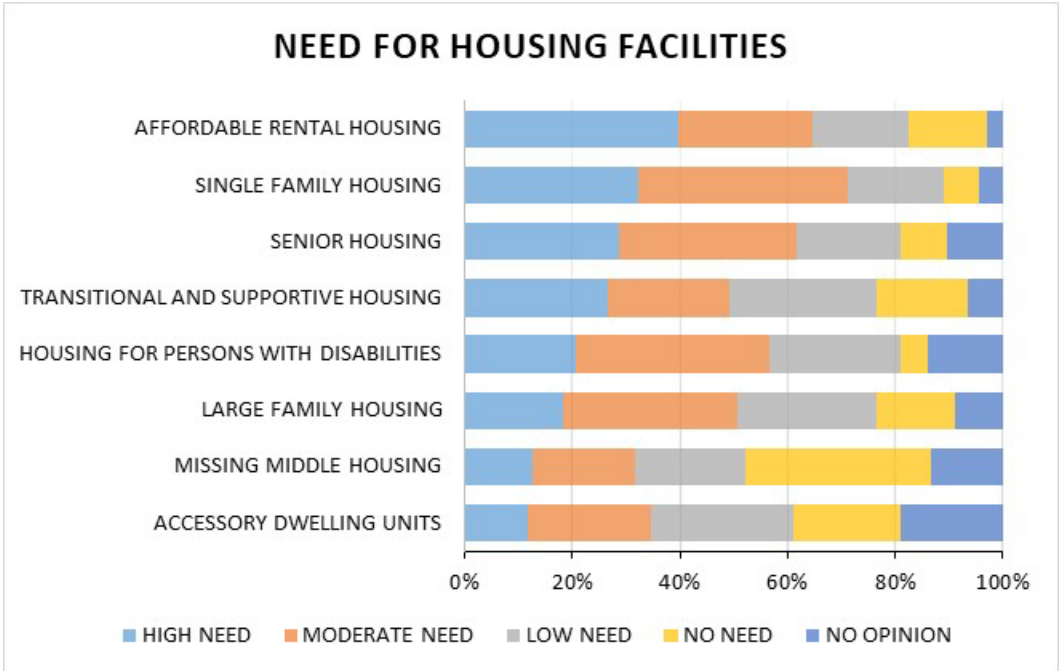


Figure 6: Resident Survey

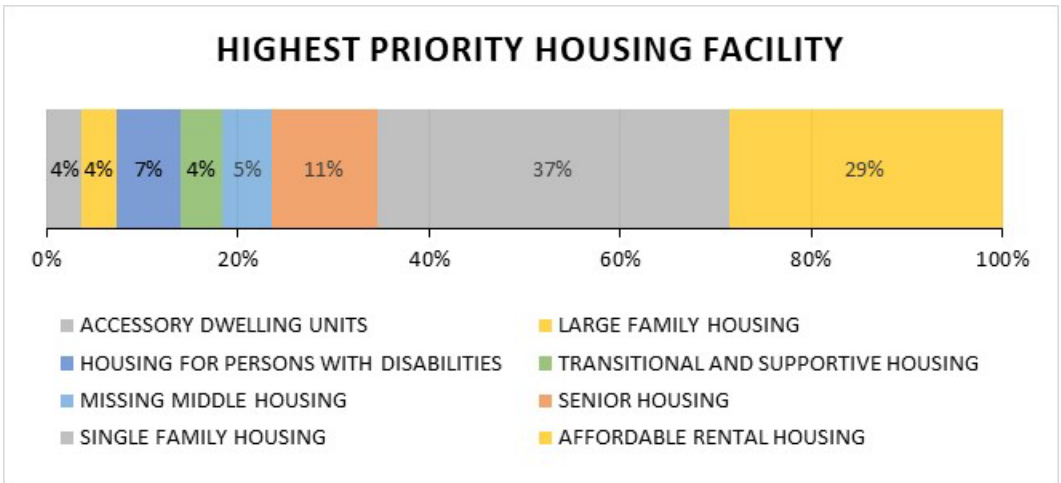


Figure 7: Resident Survey

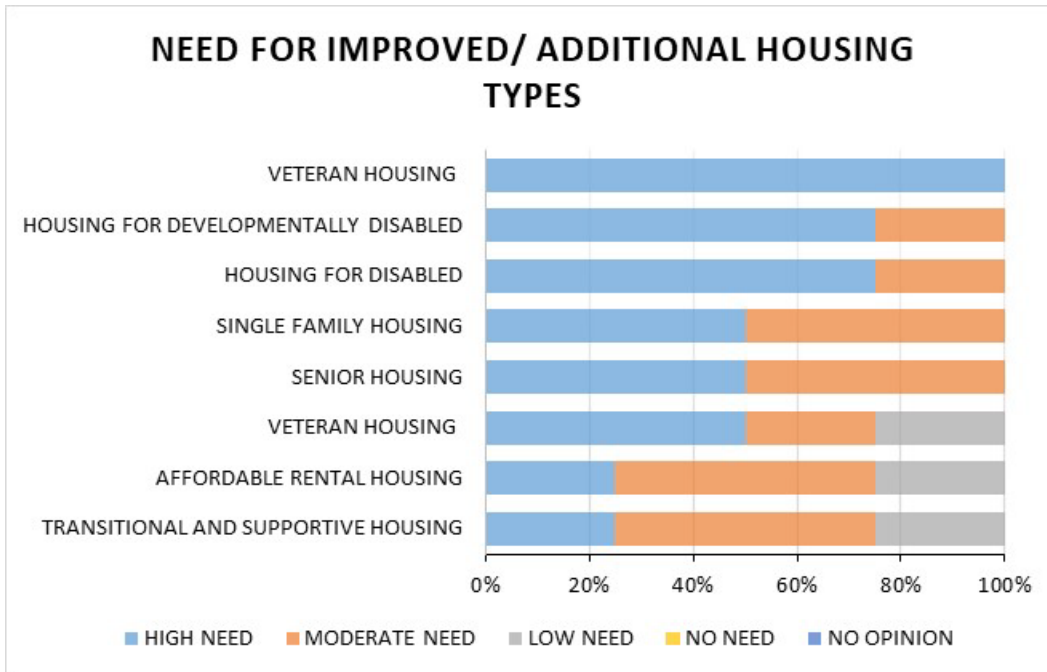


Figure 8: Stakeholder Survey

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

According to ACS 2017, five-year estimates (table B25009), there are 10,405 single person households in the Apple Valley and Victorville, accounting for about 18 percent of Consortia households. In Apple Valley, approximately twelve percent of single householders are over 65 years of age, according to the ACS 2017, five-year estimates (table S1101), indicating approximately 88 percent of single person households are ages 18-64. In Victorville, approximately six percent of single householders are over 65 years of age, according to the ACS 2017, five-year estimates (table S1101), indicating approximately 94 percent of single person households are ages 18-64. Of the single person households, nearly 57 percent are homeowners and just over 43 percent are renters.

According to Table 10 – Cost Burden > 30%, - and Table 11 – Cost Burden > 50% 2,295 and 1,465 “other” households, respectively earn less than 80 percent of AMI are housing cost burdened at a rate of 30% and 50% of income. The “other” category includes single person households.

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

Nationwide, domestic violence, assault, and stalking are underreported according to the U.S. Department of Justice. *Criminal Victimization, 2020*, reports only 58 percent of all domestic violence events were reported to the police. The State of California

Department of Justice maintains statistics on domestic violence calls to local law enforcement statewide by jurisdiction (openjustice.doj.ca.gov). In 2020, police in Apple Valley and Victorville responded to a total of 675 calls related to domestic violence. Of these calls for assistance:

- 390 of these domestic incidents did not involve a weapon
- 282 calls involved a weapon
 - 22 domestic incidents involved a firearm
 - 13 domestic incidents involved a knife or cutting instruments
 - 46 domestic incidents involved other dangerous weapons
 - 201 domestic incidents involved personal weapons (i.e., feet or hands)
 - 87 cases involved strangulation
 - 11 cases involved suffocation

It is difficult to estimate the number and type of families in need of housing assistance based on the data provided by state's Open Justice program. In households where physical violence occurred, it is possible that at least one member, possibly more include children, will need to relocate within the next five years to escape recurring violence.

Victims of domestic violence suffer in many ways including economically which impacts access to safe and affordable permanent housing. Nationally, statewide, and in the Apple Valley-Victorville Consortia there is need for emergency shelter and affordable permanent housing.

What are the most common housing problems?

The most common housing problem in the Apple Valley-Victorville Consortium is cost burden (Table 8) which affects about 67 percent of households earning less than 80 percent of AMI, including 4,450 renter households and 3,365 owner households who pay more than 30 percent of their monthly gross income for housing costs. Within the group of cost burdened households, 9,975 are severely cost burdened paying more than 50 percent of their monthly gross income for housing costs, including 5,870 renter households and 4,105 owner households. Renter households bear the brunt of housing cost burden as well as the other housing problems.

The second most common housing problem in the Consortium is housing overcrowding, which affects 2,123 low- and moderate-income households. Renter households make up 76 percent of the low- and moderate-income households who have more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms.

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

Renters earning less than 80 percent of AMI are most impacted by all housing problems. More than three times as many Renter households live in overcrowded conditions (Table 8), as owner households.

Small related, elderly, and large households earning 80 percent of AMI are most impacted by 30 percent and 50 percent housing cost burdens as summarized below:

- 30 percent cost burdened households
 - Small related 9,325
 - Elderly 4,685
 - Large 3,344

- 50 percent cost burdened households
 - Small related 5,080
 - Elderly 2,735
 - Large 1,700

Small and large related renter households earning 80 percent of AMI and experiencing housing cost burdens of 30 percent and 50 percent of AMI, relative to their groups, are impacted at concerning rates. According to Table 10, over 54 percent of low- and moderate-income small and large renter households experience a housing cost burden greater than 30 percent of AMI. According to Table 11, over 28 percent of low- and moderate-income small renter households are housing cost burdened greater than 50 percent of AMI.

Low- and moderate-income, single family renter households are most impacted by overcrowded housing conditions comprising 1,420 or 53 percent of the 2,676 total households affected by this housing problem in the same income category (Table 12).

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

According to 2013-2017 CHAS data, there are 7,075 households earning 0-80 percent of AMI, in Apple Valley and Victorville with children six years of age or younger. Of those households, 5,195 are renters and 1,880 are homeowners. Approximately 61 percent of the households with children six years of age or younger earn less than or equal to 80 percent of AMI. Of particular concern are the extremely low-income households with children six years of age or younger, of which 3,610 are renters at risk of becoming homeless.

Across cost burdened households earning 0-80 percent of AMI, renter households are more impacted than owner households, and small related and elderly households are more impacted than large related or other household types. Within these groups, the

risk of experiencing homelessness increases as AMI decreases. Among households earning 0-50 percent of AMI all types of renter household are more almost twice times as likely as owner households to be 30 or 50 percent cost burdened (Table 10 and Table 11). Across households earning 0-50 percent AMI, approximately 45 percent of small related, 51 percent of large related, and 17 percent of elderly renter households, are cost burdened (Tables 10 and 11). Interestingly, relative to all housing earning below 50 percent of AMI elderly owner households experience a cost burden greater than 50 percent AMI at a rate of about 28 percent, which is a higher frequency than elderly renter households.



Figure 9 & Figure 10

Data Source: Figures 9 & 10

2013-2017 CHAS

According to Table 7, 4,520 (just over 34 percent) of the 16,115 households earning less than 50 percent of AMI have one or more children six years old or younger.

As described in the Market Analysis, rental housing costs have risen steadily over the past five years – creating more pressure on extremely low-income households. According to Zumper, a rental listing aggregator, the median rent for a two-bedroom apartment in Apple Valley rose from \$896 in December 2017 to \$1,385 in October 2021, an increase of 55 percent, while an apartment of the same size in Victorville increased from \$838 to \$1,455, 74 percent. As rental prices continue to rise in Apple Valley and

Victorville, the pressure on extremely low-income households will continue to increase.

Rapid rehousing programs may help these homeless individuals or families but, near the termination of assistance, finding replacement housing is difficult for the same reasons it was difficult before becoming homeless: cost and an eviction record.

Unless a housing unit is within a subsidized development, formerly homeless families and individuals receiving rapid re-housing assistance nearing termination face considerable uncertainty with respect to their monthly housing costs and ability to remain housed at the end of the assistance contract.

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

The assessment of at-risk populations described in the foregoing paragraphs is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems, supplemented by available local data for certain groups specified by HUD, such as households with children and victims of domestic violence, dating violence, sexual assault, and stalking.

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

According to Table 11, there are 6,255 renter households who earn less than 50 percent of AMI that are severely cost burdened paying more than 50 percent of their income for housing costs. Of these households:

- 3,305 are small, related households with four or fewer members
- 1,135 are large, related households with five or more members
- 880 are elderly households with one or more members over the age of 62
- 935 are other households

These extremely low- and low-income households are considered the most at risk of becoming homeless.

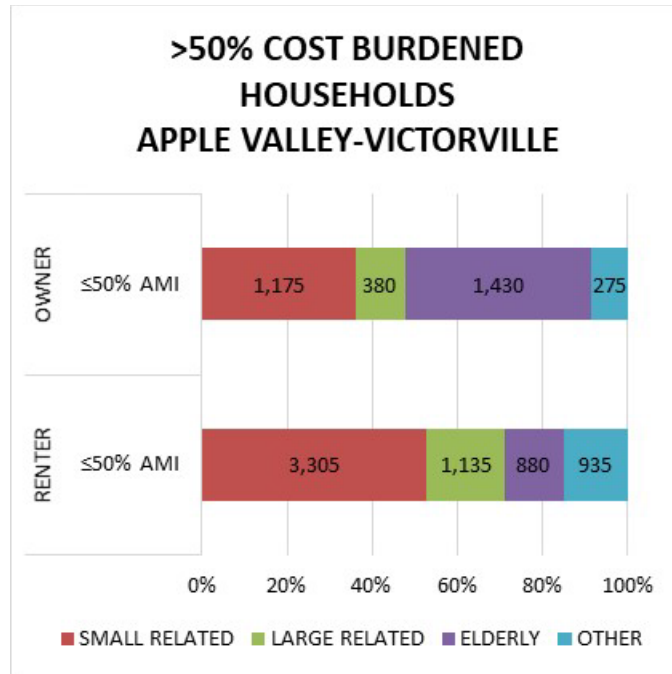


Figure 11

Data Source:

2013-2017 CHAS

Discussion

Evaluation of ACS and CHAS data in tables 6 through 12 above, show the highest priority housing need exists for the development of additional rental housing units affordable to extremely low-, low-, and moderate-income households. This is supported by residents' sentiment indicating the need for affordable rental housing as one of the top two priorities and greatest needs in the consortium. Furthermore, access to affordable housing was indicated as a priority need across multiple focus groups. According to Table 11, 19,649 of households earning 0-80 percent of AMI are cost burdened— meaning those households pay more than 30 percent of income for housing costs. According to Table 12, 10,980 households are severely cost burdened— meaning they pay more than 50 percent of income for housing costs. Of the severely cost burdened households, 6,680 are renters. Of those severely cost burdened renter households, most, 6,255 earn less than 50 percent of AMI and are considered the most at greatest of becoming homeless. Additional rental housing units for low- and moderate-income households can help rectify this need amongst the population.

The Strategic Plan addresses this priority need through the implementation of an affordable housing development goal. To the greatest extent feasible, assistance should be directed toward the development of units affordable to severely cost burdened renter households who earn less than 50 percent of AMI, and the subset of 4,300 extremely low-income renter households. Of these extremely low-income renter households, 2,325 are small related, 760 are large related, 590 are elderly and 625 or other households. These household are the most at risk of homelessness.

The development of additional affordable rental housing will also address overcrowding — the second most prevalent housing problem — by increasing the supply of housing units that are appropriately sized to accommodate small families and single person households.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Introduction

Sections NA-15, NA-20, and NA-25 of the Needs Assessment examine housing problems experienced by racial or ethnic groups and identifies when a need is experienced at a disproportionately greater frequency. A disproportionately greater need exists when members of a racial or ethnic group in a certain income range experience housing problems at a greater rate (10 percentage points or more) than the rate of housing problems experienced by all households within that income level. For example, when evaluating 0-30 percent of AMI households, if 50 percent of the households experience a housing problem, but 60 percent or more of a particular racial or ethnic group experience housing problems, that racial or ethnic group has a disproportionately greater need.

The housing problems identified in Tables 14-17 below are defined as:

- Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
- Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
- Overcrowding: A household is considered overcrowded if there are more than 1.01 people per room.
- Cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

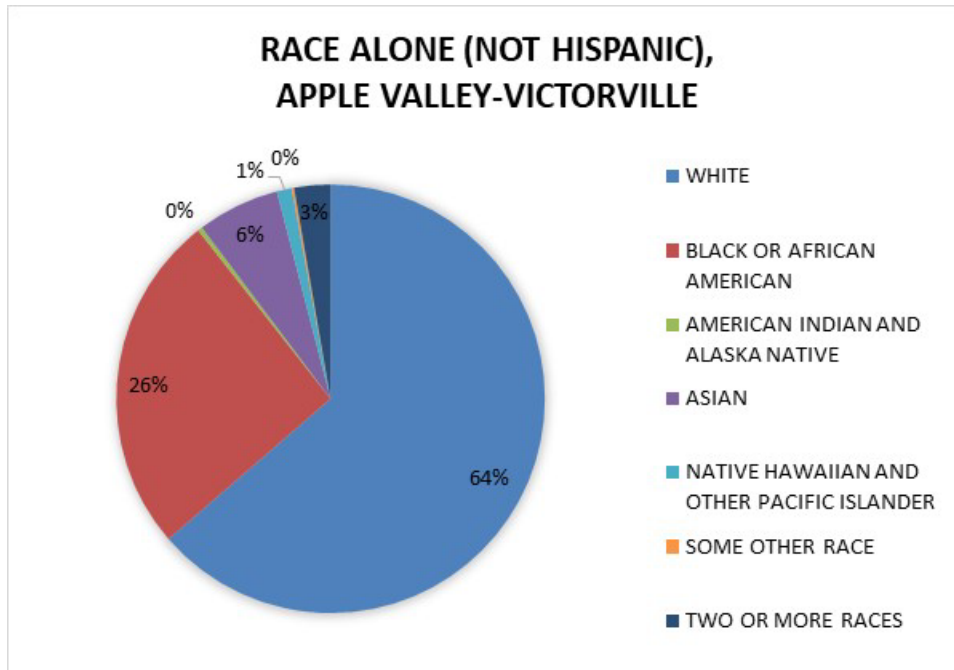


Figure 12

Data Source:

2013-2017 ACS

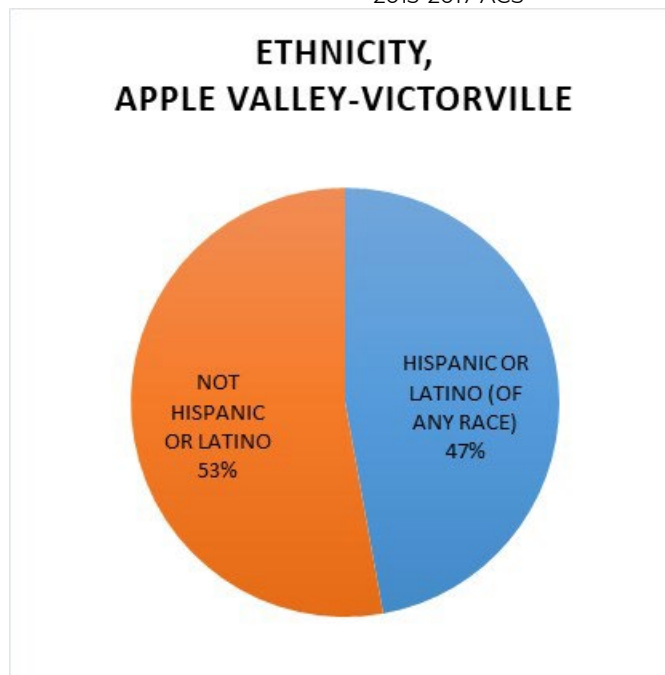


Figure 13

Data Source:

2013-2017 ACS

According to the 2013-2017 ACS (Table DP05), the majority of Apple Valley and Victorville residents identify White, followed by, Black or African American, Some other race, Two or more races, Asian, American Indian or Alaska Native, Native Hawaiian and other Pacific Islander, and just over 47 percent of Consortium residents identify as Hispanic or Latino.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,790	625	700
White	1,965	290	285
Black / African American	1,665	155	105
Asian	200	10	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,755	160	220

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source:

2013-2017 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,710	1,290	0
White	2,280	680	0
Black / African American	990	120	0
Asian	170	65	0
American Indian, Alaska Native	25	15	0
Pacific Islander	0	0	0
Hispanic	3,170	400	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source:

2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,660	3,910	0
White	2,270	1,970	0
Black / African American	1,140	205	0
Asian	95	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	65	0	0
Hispanic	2,825	1,525	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source:

2013-2017 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,585	3,150	0
White	975	1,575	0
Black / African American	335	280	0
Asian	140	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,100	1,210	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source:

2013-2017 CHAS

Community Planning and Development Maps

The maps in Figures 14 through 17 shown below illustrate the racial or ethnic composition of the Apple Valley-Victorville Consortia by Census Tract as reported in the 2013-2017 American Community Survey Estimates.

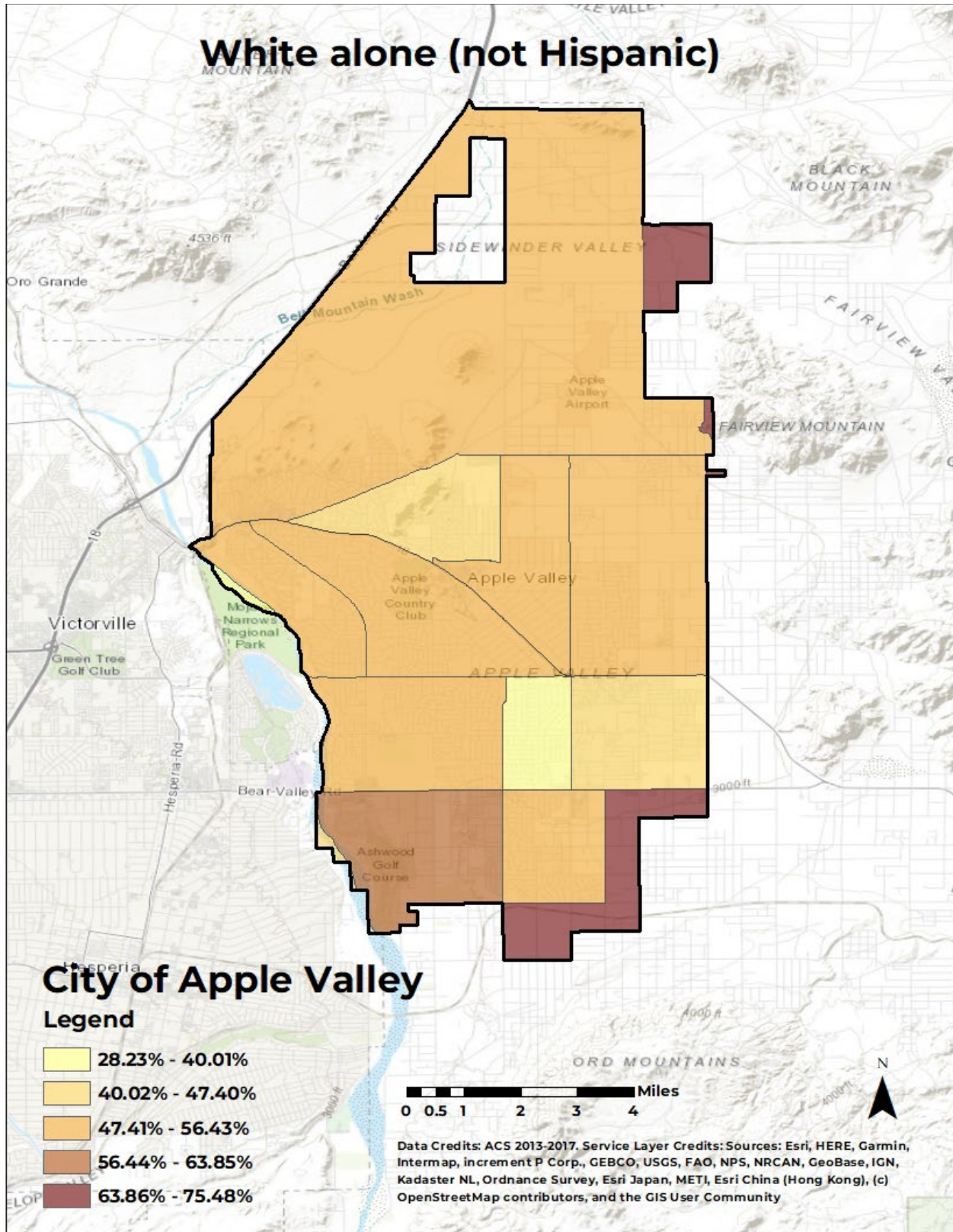


Figure 14: White alone (not Hispanic)

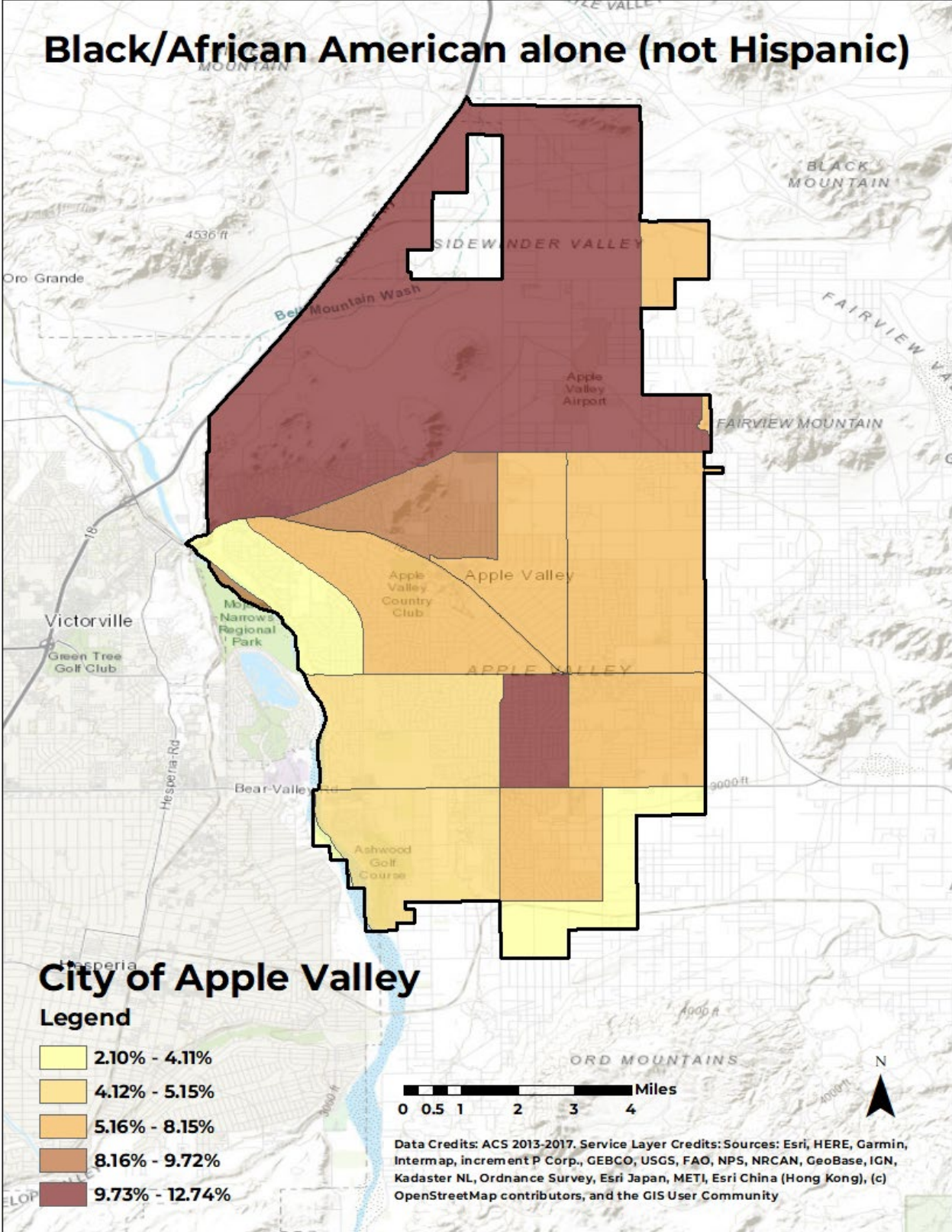


Figure 15: Black / African American alone (not Hispanic)

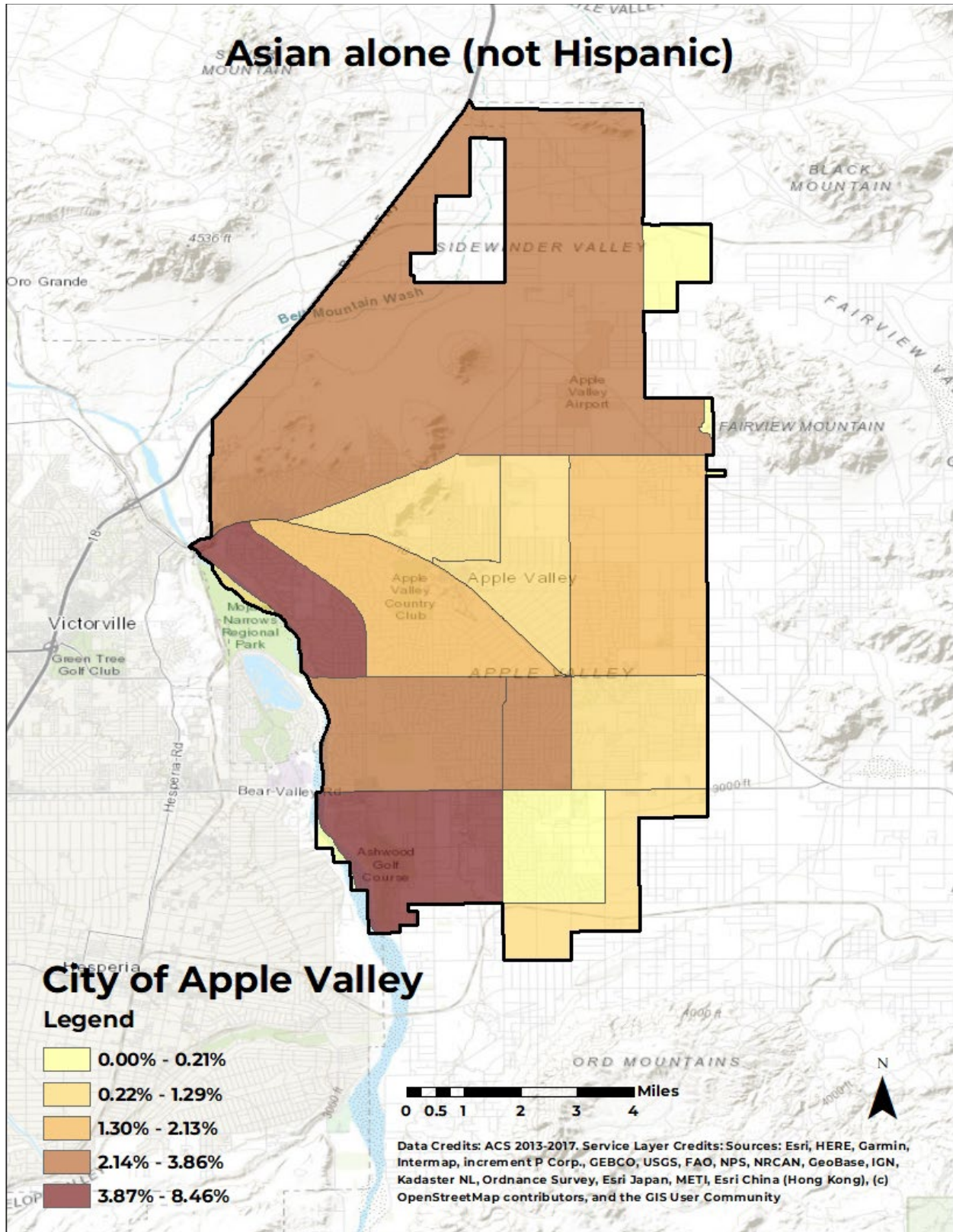


Figure 16: Asian alone (not Hispanic)

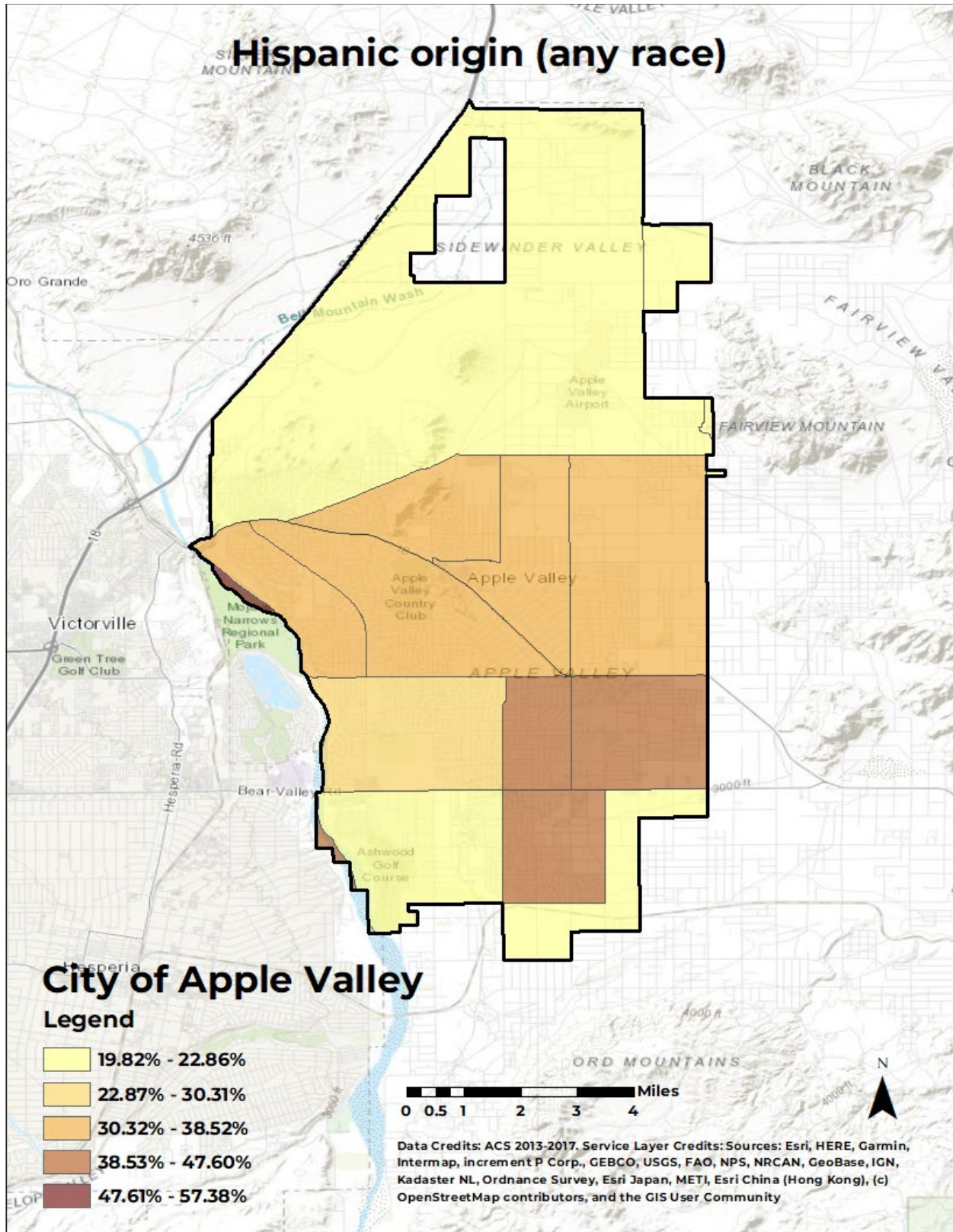


Figure 17: Hispanic

Discussion

The method of calculating disproportionate need, sets different groups of different sizes on equal footing, making it possible for any outsized impact on groups to be identified. The analysis shows one or more racial and ethnic group is disproportionately impacted by one or more of four housing problems in all income levels. Furthermore, it shows 100 percent of Pacific Islanders earning 50-80 percent of AMI have one or more of four housing problems.

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of one or more housing problem relative to the percentage of all households in the given income category:

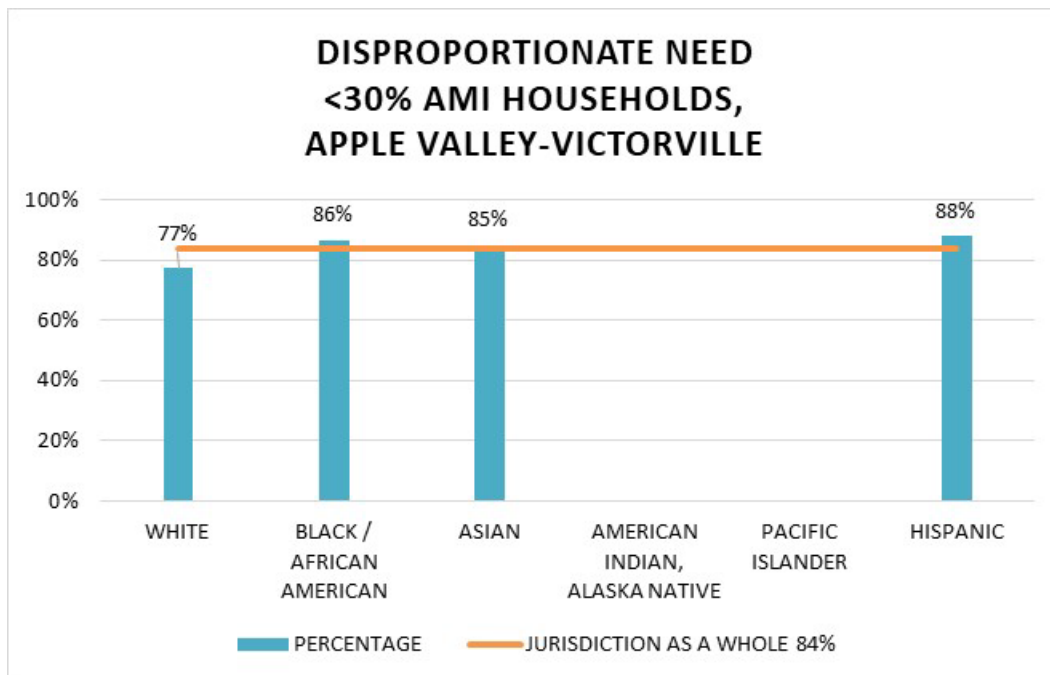


Figure 18

Data Source:

2013-2017 CHAS

0-30 percent of AMI: None, the burden was shared equally across racial and ethnic groups at this income level.

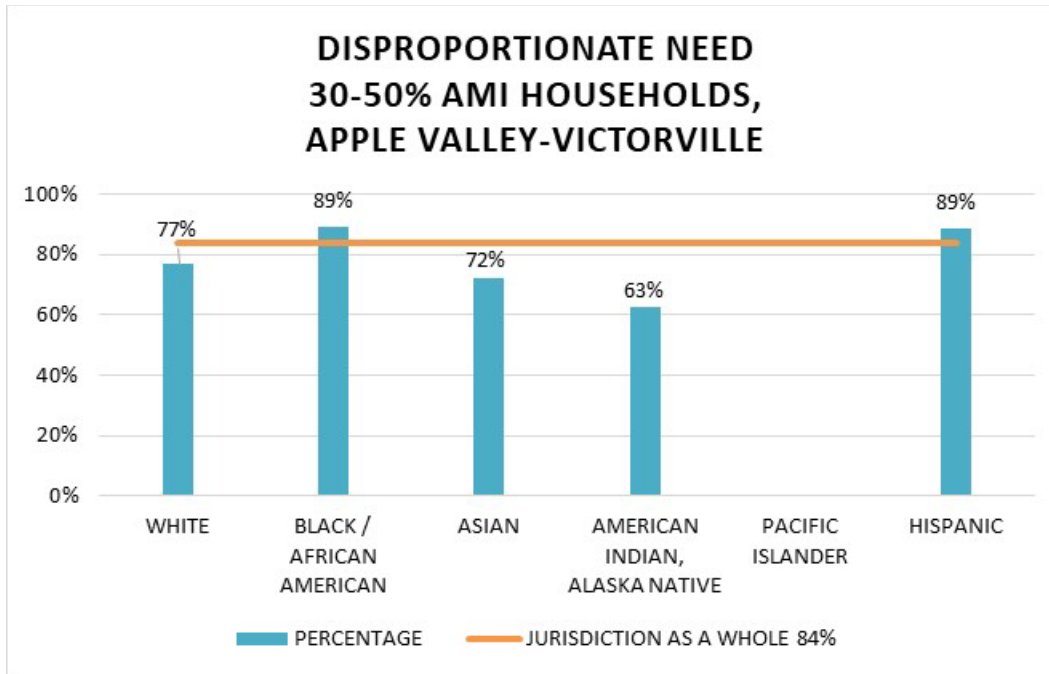


Figure 19

Data Source:

2013-2017 CHAS

30-50 percent of AMI: None, the burden was shared equally across racial and ethnic groups at this income level.

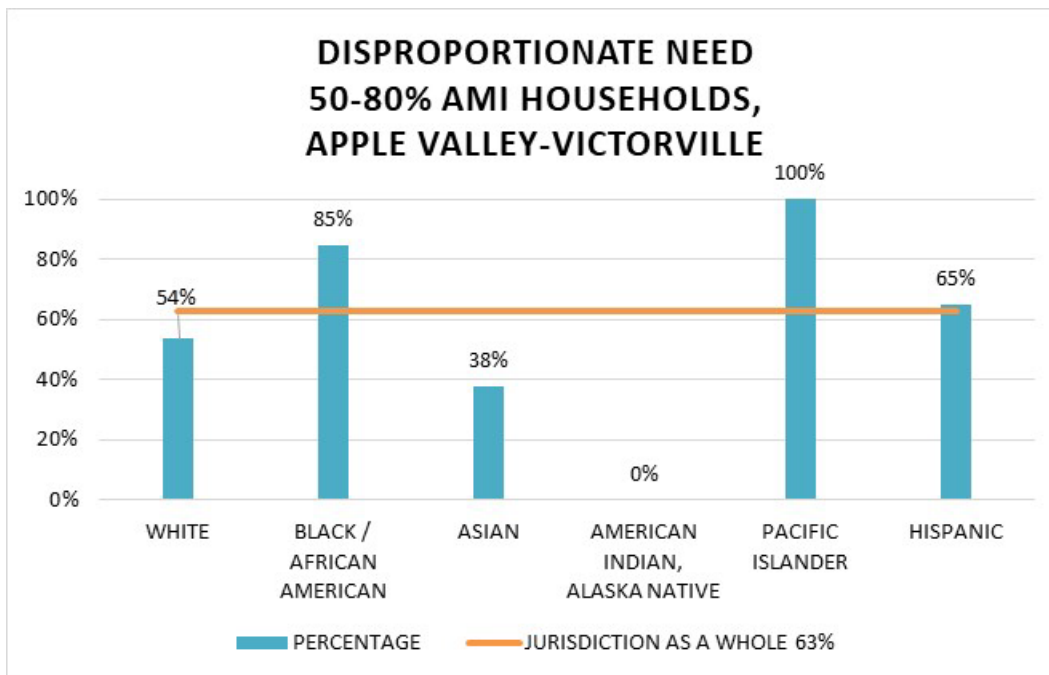


Figure 20

Data Source:

2013-2017 CHAS

50-80 percent of AMI:

- Black / African American, and
- Pacific Islander households

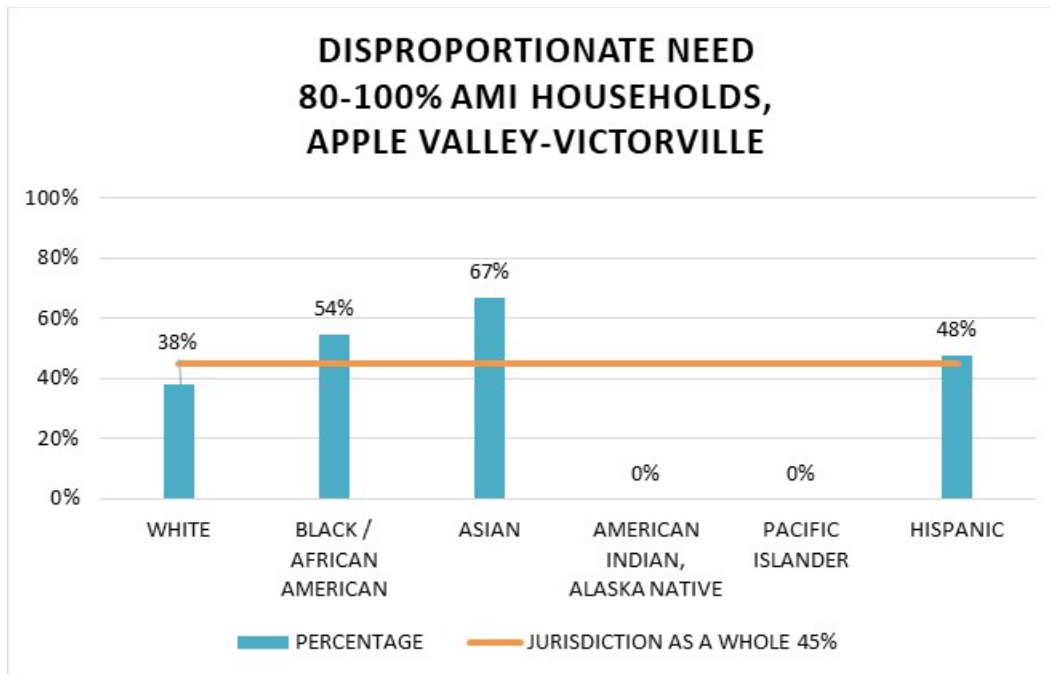


Figure 21

Data Source:

2013-2017 CHAS

80-100 percent AMI: Asian households are disproportionately impacted at this income level.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Introduction

Similar to the previous section, Tables 18 through 21 provide data to determine if disproportionate housing needs exist for any racial or ethnic group that experiences severe housing problems, which are defined as:

1. Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
2. Lacks complete plumbing facilities: Household does not have running water or modern toilets.
3. Severe overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,165	1,255	700
White	1,775	475	285
Black / African American	1,580	235	105
Asian	185	25	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,435	485	220

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source:

2013-2017 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,110	3,890	0
White	1,215	1,745	0
Black / African American	650	460	0
Asian	114	125	0
American Indian, Alaska Native	10	30	0
Pacific Islander	0	0	0
Hispanic	2,075	1,490	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source:

2013-2017 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,075	8,495	0
White	665	3,580	0
Black / African American	525	815	0
Asian	15	235	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	65	0
Hispanic	720	3,640	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source:

2013-2017 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	880	4,850	0
White	185	2,375	0
Black / African American	109	500	0
Asian	4	205	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	580	1,735	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source:

2013-2017 CHAS

Discussion

The method of calculating disproportionate need, sets different groups of different sizes on equal footing, making it possible for any outsized impact on groups to be identified. The analysis shows Pacific Islanders are not impacted by severe housing problems and one or more racial or ethnic group is disproportionately impacted by one of four severe housing problems. Furthermore, it shows Black/ African American, earning 50-80 percent AMI disproportionately have one or more of four severe housing problems.

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing one or more severe housing problems:

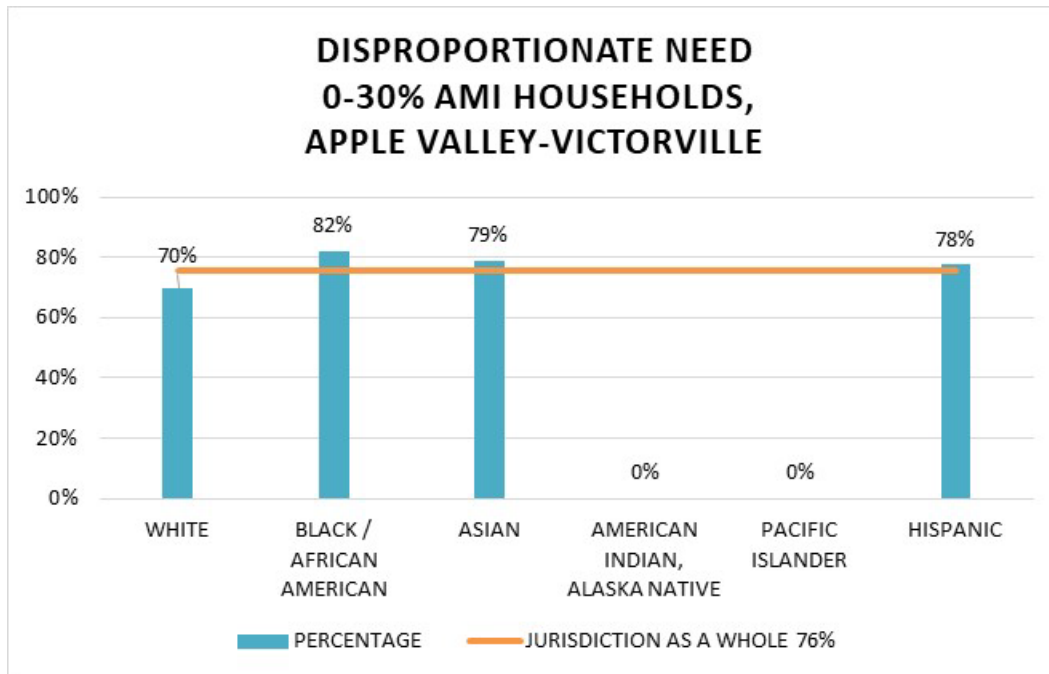


Figure 22

Data Source:

2013-2017 CHAS

Within extremely low-income (0-30 percent of AMI) households the high frequency of need is experienced similarly across White, Black/ African American, Asian, and Hispanic households.

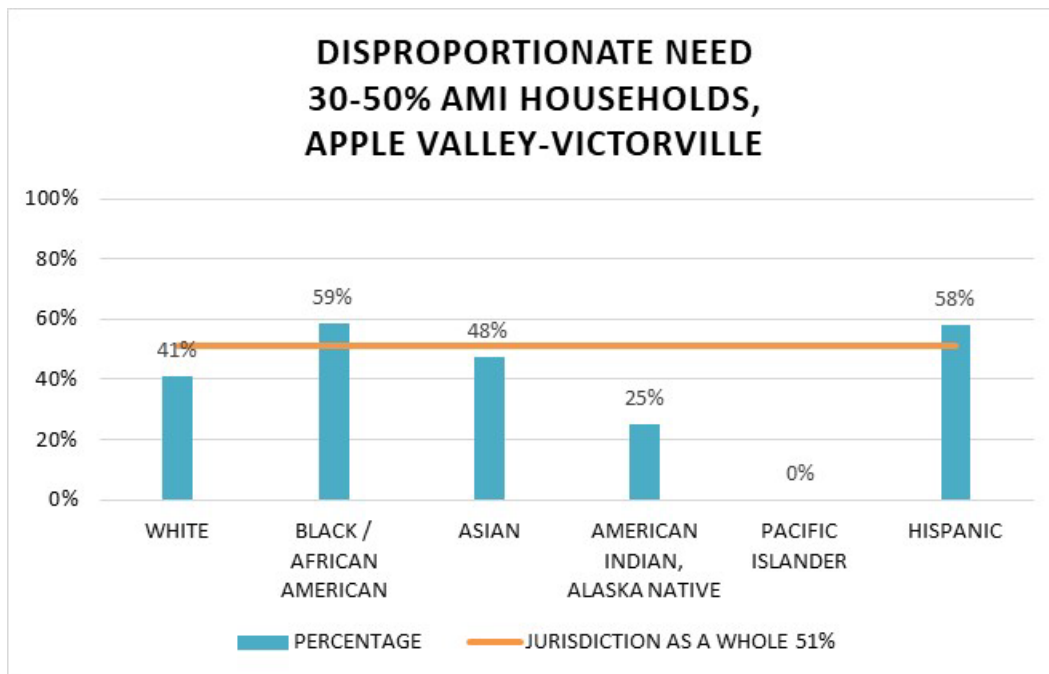


Figure 23

Data Source:

2013-2017 CHAS

30-50 of percent AMI: None, the burden was shared equally across racial and ethnic groups at this income level.

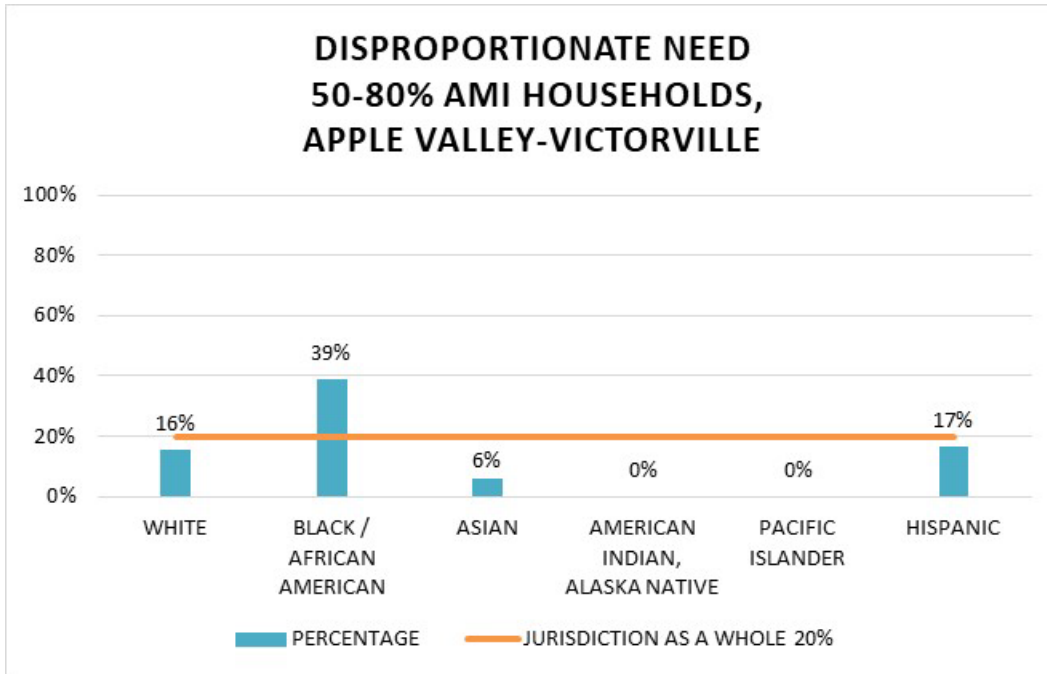


Figure 24

Data Source:

2013-2017 CHAS

50-80 of percent AMI: Black/ African American households experience disproportionate need at this income level.

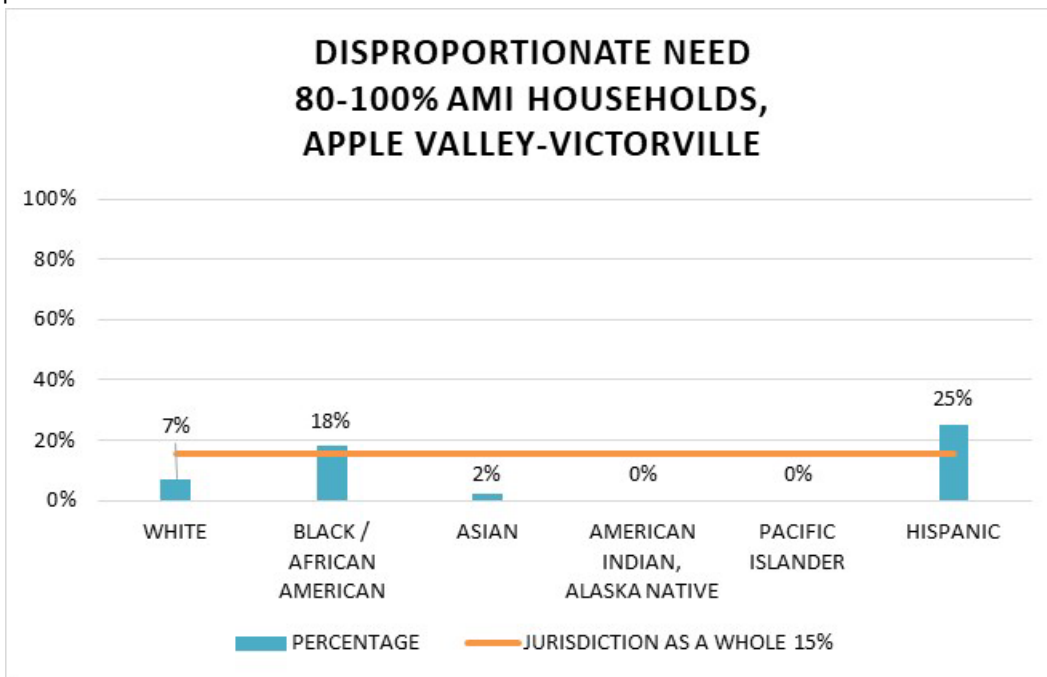


Figure 25

Data Source:

2013-2017 CHAS

80-100 of percent AMI: Hispanic households are disproportionately impacted at this income level.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Introduction

HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceeds 30 percent of a given household’s gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceeds 50 percent of a household’s gross income.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	32,530	11,960	11,335	720
White	16,400	4,535	3,590	285
Black / African American	3,375	1,770	2,700	110
Asian	1,395	445	315	25
American Indian, Alaska Native	15	15	10	0
Pacific Islander	20	65	0	0
Hispanic	10,700	4,895	4,400	240

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source:

2013-2017 CHAS

Discussion

Based on this analysis, 21 percent of Apple Valley and Victorville households experience a cost burden between 30 and 50 percent of income, and 20 percent of households experiencing severe cost burden greater than 50 percent of income. The following racial or ethnic groups were found to have a disproportionately greater cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

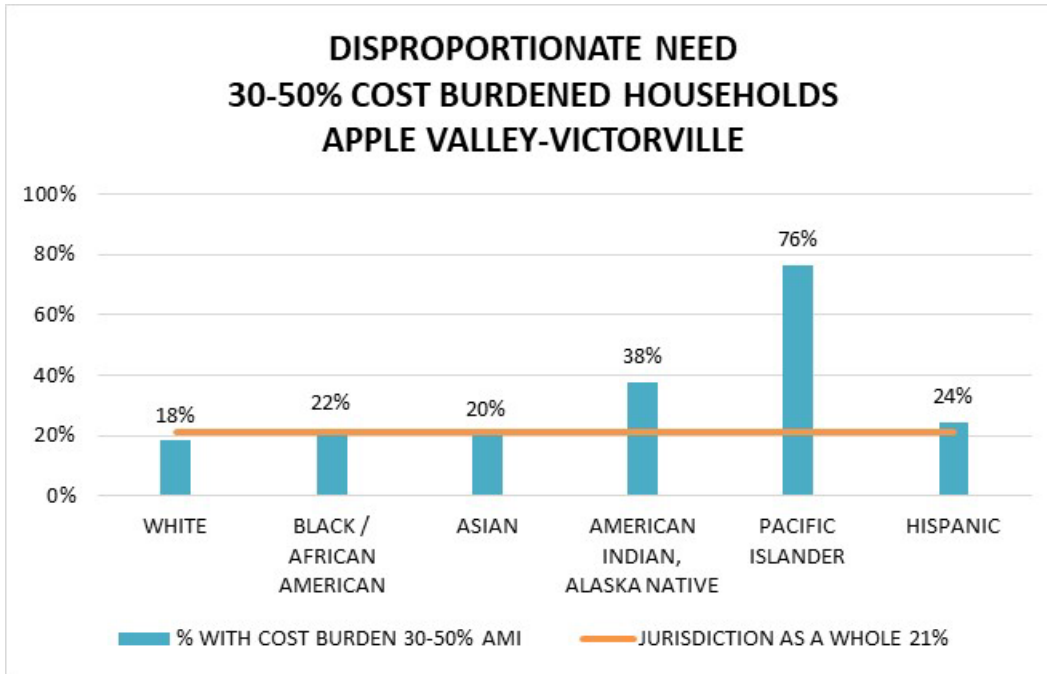


Figure 26

Data Source:

2013-2017 CHAS

Black/African American, American Indian, Alaska Native, and Pacific Islander households are disproportionately cost burdened at a rate greater than 30-50 percent of income.

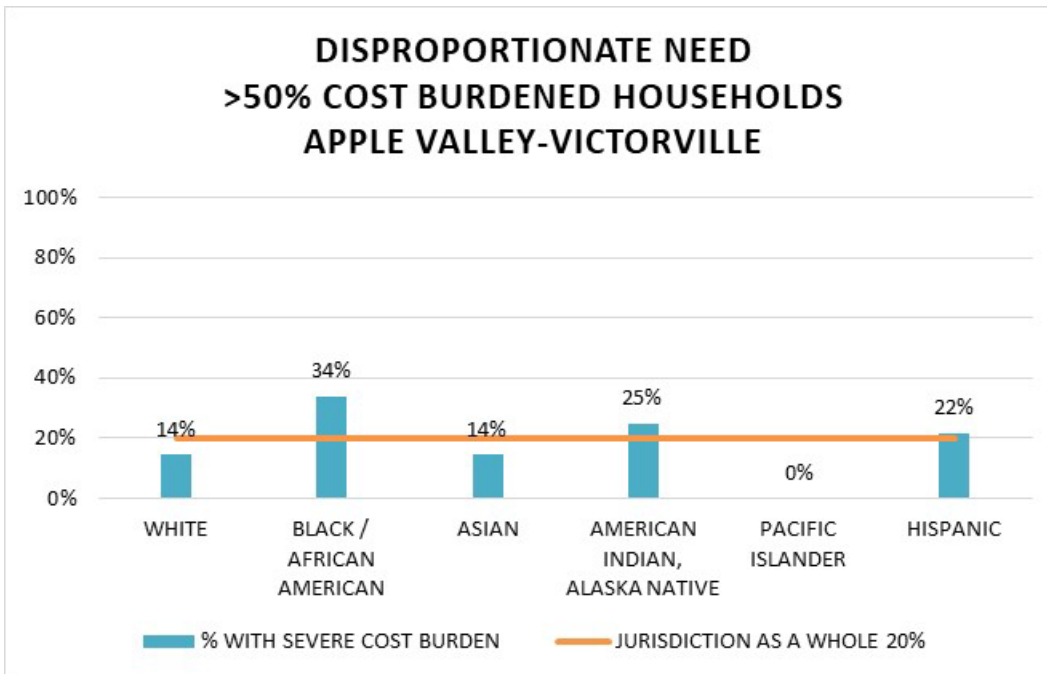


Figure 27

Data Source:

2013-2017 CHAS

Black/African American households are disproportionately cost burdened at a rate greater than 50 percent of income.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

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

The following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

50-80 percent of AMI: Black / African American, and Pacific Islander households.

The following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

50-80 of percent AMI: Black/ African American households.

80-100 percent of AMI: Hispanic households.

American Indian, Alaska Native and Pacific Islander households in Apple Valley/ Victorville have a disproportionately greater level of housing cost burden greater than 30 percent of AMI. Black/ African American households in Apple Valley/ Victorville are disproportionately impacted by housing cost burden that exceeds 50 percent of income.

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

No other housing needs for these specific racial or ethnic groups were identified through consultation with stakeholders or through citizen participation.

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

Mapping of the distribution of various racial/ethnic groups and calculation of the Dissimilarity Index show various racial/ethnic groups are not located in specific areas or neighborhoods in Apple-Valley Victorville. Maps of racial/ethnic distribution from 1990, 2000 and 2010, created by HUD's Affirmatively Furthering Fair Housing Data Mapping tool, show Apple Valley-Victorville residents experience high levels of residential integration and have for the past few decades. However, the maps do show the higher numbers of Hispanic and Black residents in Victorville compared to Apple Valley, as well as the increase in Hispanic residents in Victorville over the past 30 years. The Dissimilarity Index supports what is represented in the maps with values below 20.0 through 2010. Dissimilarity index values between 0 and 39 generally indicate high integration (low segregation), values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

NA-35 PUBLIC HOUSING

Introduction

Public housing and other assisted housing programs are part of the efforts by San Bernardino County to address the affordable housing needs of extremely low- and very low-income families and individuals, including seniors and those with disabilities in Apple Valley and Victorville. The Housing Authority of the County of San Bernardino (HACSB) oversees HUD public housing programs for participating jurisdictions, including Apple Valley and Victorville. The mission of HACSB is to “empower all individuals and families in need to achieve an enriched quality of life by providing housing opportunities and resources throughout San Bernardino County”.

As of the release of HASBC’s 2022 Annual Plan there were 53,429 unduplicated families on various waitlists. The HASBC offers affordable housing throughout the county through five different programs: Rental Assistance, Public Housing units, Housing Authority-owned units, Limited Liability Company and Limited Partner units, and Housing Partners I, Inc. A mix of these units are available in Apple Valley and Victorville. HACSB administers the Section 8 Housing Choice Voucher Program (Section 8) for the County. Additionally, it’s anticipated 36 provide-based vouchers, over two projects, will be in place in Victorville by the end of 2022, according to HACSB *2022 Moving to Work Annual Plan*.

	Voucher Program	Public Housing Units	Authority-Owned Units	LLC and LP Units	Housing Partners I, Inc.
Apple Valley	289	1	37	0	29
Victorville	783	0	168	98	153

Table 23

Data Source: HACSB 2020 Annual Report, Accessed from <https://hacsb.com/publications/> in February 2022.

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

Table 24 - Public Housing by Program Type

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

Data Source:

PIC (PIH Information Center)

Program Type						
Characteristics of Public Housing Residents	Public Housing	Vouchers				
		Total	Project-based	Tenant-based	Special Purpose Voucher	
					Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	13,755	14,084	14,172	13,978	14,467	0
Average length of stay	6	6	1	7	0	0
Average Household size	3	2	1	2	1	0
# Homeless at admission	0	30	1	22	7	0
# of Elderly Program Participants (>62)	239	1,122	357	754	3	0
# of Disabled Families	200	1,284	39	1,220	28	0
# of Families requesting accessibility features	1,177	NA	NA	NA	NA	NA
# of HIV/AIDS program participants	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0

Table 25 – Characteristics of Public Housing Residents by Program Type

Data Source:

PIC (PIH Information Center)

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

Table 26 – Race of Public Housing Residents by Program Type

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

Data Source:

PIC (PIH Information Center)

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

Table 27 – Ethnicity of Public Housing Residents by Program Type

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

Data Source:

PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees, or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services that are made available to other residents.

When possible, HACSB fulfills reasonable accommodation requests. These include disabled access, desire to live near family and senior appropriate housing.

There are 52,429 unduplicated families on HACSB’s waitlists. HACSB’s Move to Work 2022 Annual Plan reports four waitlists, including for the Housing Choice Voucher Tenant-Based program, which is closed and HACSB does not plan on opening in 2022. A number of applicants have applied to multiple waitlists.

Waitlist Name	Number of Households on Waitlist
Public Housing	1,565
Rental Assistance Demonstration Sites – PVB	33,306
Housing Choice Voucher – Project-Based	29,132
Housing Choice Voucher – Tenant-Based	20,300

Table 28

Data Source: Move to Work 2022 Annual Plan

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most pressing need is the high demand for affordable housing throughout San Bernardino County. This is documented by over 1,300 elderly households and over 1,500 disabled families assisted by the HASBC.

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

The needs experienced by HACSB residents are like the needs of very low-income and low-income households throughout Apple Valley and Victorville.

Discussion

HACSB's long-term guiding strategies are as follows:

- I. Partners are providing the resources that our families need to prosper through financial contributions and/ or in-kind services.
- II. Our families are proud of the safe, dignified, and desirable developments in which they reside.
- III. Research and technology that drive the creation of innovative programming and processes that are moving our families forward.
- IV. Our customers are receiving quality, kind, and compassionate services.
- V. We have a healthy organization marked by financial stability and a culture of respect, stewardship, empowerment, and passion for the mission.

Short-term goals are as follows:

- I. Operational efficiency through innovation
- II. Develop economically independent clients
- III. Ensure freedom of housing choice

NA-40 HOMELESS NEEDS ASSESSMENT

Introduction

There are four federally defined categories under which individuals and families are considered homeless:

- 1) Literally Homeless – An individual or family:
 - a. Living unsheltered on the streets;
 - b. Living in a vehicle or other place not meant for habitation ;
 - c. Living in an emergency shelter or transitional housing program, including a motel/hotel paid by a charitable organization or government program; or
 - d. Exiting an institution (resided 90 days or less and previously resided in one of the two items listed above).
- 2) Imminent Risk of Homelessness – An individual or family imminently losing their housing:
 - a. Housing will be lost within 14 days; and
 - b. Has no subsequent residence; and
 - c. Lacks the resources and support network.
- 3) Homeless Under other Federal Statutes – An unaccompanied youth under the age of 25 or families with children and youth, who do not otherwise qualify as homeless under this definition, but who do meet all of the following:
 - a. Are defined as homeless under Section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), Section 637 of the Head Start Act (42 U.S.C. 9832), Section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), Section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), Section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), Section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or Section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
 - b. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - c. Have experienced persistent instability as measured by two or more moves during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - d. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment.
- 4) Fleeing or Attempting to flee Domestic Violence – An individual or family:

- a. Fleeing or attempting to flee domestic violence situation, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member; and
- b. Has no subsequent residence; and
- c. Lacks the resources and support network.

According to the 2020 Annual Homeless Assessment Report (AHAR) to Congress, during the January Point-in Time Count, California had the highest rate of homelessness and unsheltered homelessness as well as the greatest increase in homelessness year over year in the country. Over one quarter of the nation's homeless population was in California, and more than half of all the nation's homeless individuals are concentrated in four states: California (28 percent), New York (16 percent), Texas (five percent), and Florida (five percent). The number of people experiencing homeless on a given night in California increased from 38 per 10,000 in 2019, to 41 per 10,000 in 2020.

The San Bernardino Continuum of Care (CoC) is known as The San Bernardino County Homeless Partnership. It is administered by the County of San Bernardino. The CoC is a network of public and private sector homeless services providers which collaborates on everything from regional approaches to strategy development and service delivery. It uses referrals from member organizations to support facilitation of HUD grants and assistance to eligible individuals through a referral network.

Every year, the San Bernardino County Homeless Partnership conducts a Point-in Time (PIT) Count, to create a census of unsheltered and sheltered individuals experiencing homelessness. However, it was not done during 2021 due to the COVID-19 pandemic to ensure safe social distancing to prevent the risk and spread of COVID-19.

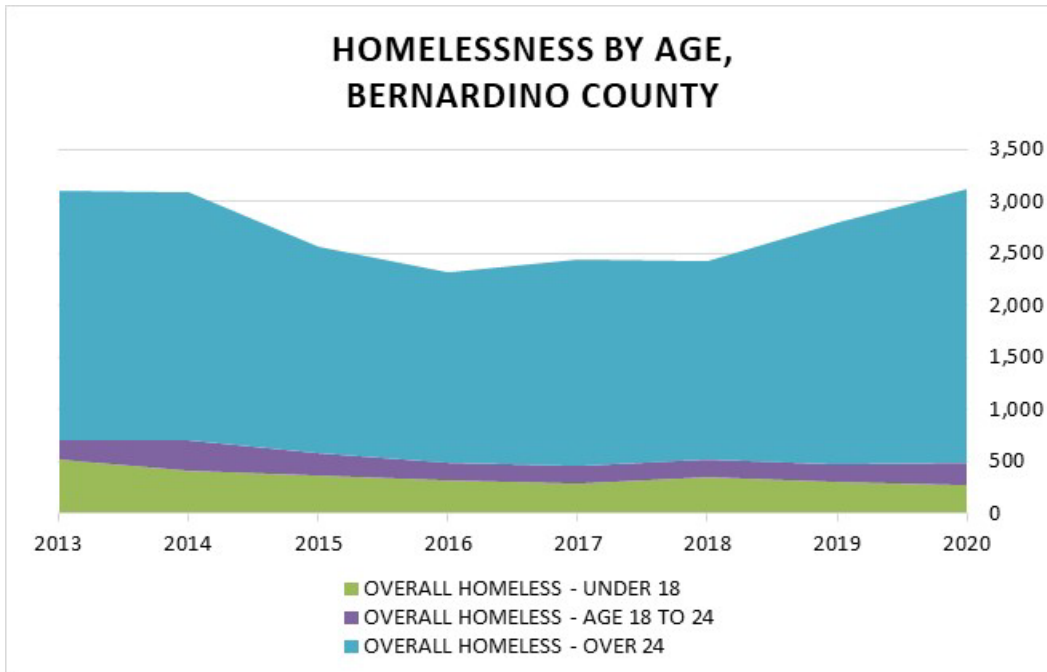


Figure 28

Data Source:

San Bernardino County PITs 2013-2022

Homelessness in San Bernardino County declined and largely plateaued from 2014 to 2018. In 2018, there was a sharp uptick in homeless and as of 2020 homeless rates as back to the same level as in 2013. The difference in the homelessness from 2013 and 2020, is the share of youth aged 24 and younger has decreased from approximately 30 percent to 18 percent. From 2013 to 2020, there was a 35% increase in the overall number of people experiencing homelessness in San Bernardino County.

Most of the Point in Time data is collected at the County level and is presented as such in the tables below.

Homeless Needs Assessment *San Bernardino County Homeless Partnership Data (2020 Point in Time Count)*

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homeless each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in households with adult(s) and child(ren)	100	14	N/A	N/A	N/A	N/A
Persons in households with only children	7	8				
Persons in households with only adults	370	2,343				
Chronically homeless individuals	61	699				
Chronically homeless families	2	8				
Veterans	51	183				
Unaccompanied Child	44	174				
Persons with HIV/AIDS	11	21				

Table 29 - Homeless Needs Assessment

Alternate Data Source Name:

San Bernardino County Homeless Partnership Homeless Count & Subpopulation Survey Report

Data Source: 2020 PIT

Count

Indicate if the homeless population type:

Has No Rural Homeless

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

Data for the “number of persons becoming and exiting homelessness each year” and the “number of days that persons experience homelessness” is not readily available. A description of chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth is below.

A Chronically Homeless Individual or Family is living in an emergency shelter or in an unsheltered location with a disabling condition and has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. Of those homeless people in San Bernardino County reported as chronically homeless, 699 were sheltered and 61 were unsheltered, included here were ten families, two of which were sheltered and two of which were not.

Families with children include at least one household member aged 18 or over and at least one household member under the age of 18. According to the PIT Count in San Bernardino County, there were 114 sheltered and unsheltered families.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called to active duty. The PIT count revealed 52 veterans who were sheltered and homeless and 183 veterans who were unsheltered and homeless.

Unaccompanied youth, individuals under the age of 18 years old, are presumed to be emancipated if they are unsheltered without an adult. According to the PIT count, there were 15 unaccompanied youth who were homeless, consisting of seven sheltered and eight unsheltered children. Among unaccompanied transitionally aged youth, ages 18 to 24, who were homeless, 34 were sheltered and 166 unsheltered.

Further, the PIT count showed 32 homeless people with HIV/AIDS, including 11 individuals who were sheltered and 21 who were unsheltered.

Nature and Extent of Homelessness: (Optional)

Race	Sheltered	Unsheltered (optional)
White	425	1,359
Black or African American	232	509
Asian	6	18
American Indian or Alaska Native	15	59
Pacific Islander	3	17
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic	312	722
Not Hispanic	423	1,668

Table 30 – Nature and Extent of Homelessness

Alternate Data Source Name:

San Bernardino County Homeless Count & Survey Report, 2020

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

According to the PIT Count in San Bernardino County, there were 114 households with at least one adult and one child, comprised of 100 households living in emergency or transitional shelters and 14 households unsheltered and in urgent need of housing assistance. There was a total of ten parenting youth, aged 18 to 24, and 11 children of parenting youth, under the age of 18; two of these families were sheltered and nine were not.

The PIT count revealed 51 sheltered veterans and 183 unsheltered veterans. It is unclear how many unique families are represented in this number. In the universe of homeless families, it is not clear how many are families of deceased or estranged veterans.

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

According to the PIT Count, an estimated 57 percent of homeless individuals were identified as White in terms of race and 67 percent of homeless individuals were identified as non-Hispanic in terms of ethnicity. The next largest unsheltered racial groups experiencing homelessness were Black/African American (24 percent) and American Indian/ Alaska Native (two percent).

According to the PIT Count, 1,784 individuals were identified as White in terms of race, 24 percent of whom were sheltered; 2,091 homeless individuals were identified as non-Hispanic in terms of ethnicity, 20 percent of whom were sheltered. The next largest homeless racial groups include 741 people identified as Black/African American (31 percent sheltered) and 74 people identified as American Indian or Alaska Native (20 percent sheltered).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 2,365 people who are homeless and unsheltered, approximately 30 percent meet the definition of chronic homelessness, which is a person with a disabling condition who has been living in a place not meant for human habitation continuously for one year or on at least four occasions (totaling at least 12 months) over the past three years. Additionally, an estimated 21 percent of those unsheltered people face substance use issues, and nearly 19 percent have mental health issues and are unsheltered, and almost four percent have experienced domestic violence and are unsheltered.

Discussion

In consideration of the PIT Count results from January 2020 indicating on any given night in San Bernardino County, approximately 2,842 people are homeless, including 2,365 people who were homeless and unsheltered. Victorville and Apple Valley consider homelessness prevention and rapid re-housing as high priority needs for the 2022-2026 Consolidated Plan strategy.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Introduction

Special needs populations consist of persons who are not homeless, but due to various reasons need services and supportive housing. Persons with special needs include the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The Apple Valley-Victorville Consortium will consider allocating CDBG public services funding to programs that provide services to special needs populations; including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of domestic violence, victims of human trafficking and veterans with PTSD or other needs.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, grooming or home management activities. Generally, elderly people have lower incomes than the population at large. Based on 2013-2017 CHAS data of the 19,245 households containing at least one elderly person in Apple Valley-Victorville, nearly 48 percent (9,225 households) earn less than 80 percent of the AMI and may require public services to continue to live independently. According to ACS data, in 2017 there were approximately 19,229 people over the age of 65 living in Apple Valley-Victorville. Within this age category just over 63 percent of people had ambulatory difficulty, over 39 percent had independent living difficulty, and over 22 percent had difficulty with self-care.

Persons with Disabilities

HUD defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources, often related to limited employment. Additionally, persons with disabilities have high health care costs, are dependent on supportive services, and may require accessibility modifications to accommodate their disability. Based on the 2017, 1-year ACS estimate, of the total Civilian Noninstitutionalized Population age 18 and to 64 (112,016) in Apple Valley-Victorville, an estimated 15,257 persons have a disability. Of these persons, nearly 17 percent are employed, almost six percent are unemployed, and just over 77 percent are not in the labor force.

Alcohol and Other Drug Addictions

The U.S. Department of Health and Human Services' Substance Abuse and Mental Health Services Administration (SAMHSA) conducts the National Survey on Drug Use and Health (NSDUH) which measures use of illegal and prescription drugs, alcohol and tobacco and misuse of prescription drugs; substance use disorder and substance use treatment major depressive episodes and depression care; and, serious psychological distress, mental illness, and mental health care among those aged 12 and above in the civilian noninstitutionalized population. In the NSDUH substate analysis, San Bernardino County identified as Region 18. The percentages are based on annual averages from 2016, 2017 and 2018. The data shows an unmet need for treatment at a specialty facility in the last year for illicit drug use of over three percent, alcohol use of almost five percent, and for substance use over seven percent of the population. The survey also shows while nearly 17 percent of the population reported any mental illness in the past year only just over eight percent received mental health services. There is an indicated need for improved access to mental health services and specialty treatment facilities.

HIV/AIDS

Human Immunodeficiency Virus (HIV) weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. The Center for Disease Control's (CDC) Atlas Plus program reported an estimated 5,700 people in San Bernardino County are living with HIV disease at the end of 2019 (<https://www.cdc.gov/nchhstp/atlas/index.htm>, accessed October 2021). Of those people, 4,690 were HIV diagnosed, which includes 287 new diagnoses during that year. New HIV diagnoses (35 percent) were most concentrated among those 25 to 34 years of age. For persons living with HIV/AIDS, access to affordable housing, supportive services and quality health care is important to maintaining their health and well-being.

Victims of Domestic Violence

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2020, residents of the Apple Valley-Victorville Consortium made a total of 657 calls to local law enforcement related to domestic violence (openjustice.doj.ca.gov, accessed September 2021). Of these calls:

- 390 of these domestic incidents did not involve a weapon
- 282 calls involved a weapon
 - 22 domestic incidents involved a firearm
 - 12 domestic incidents involved a knife or cutting instruments
 - 46 domestic incidents involved other dangerous weapons
 - 201 domestic incidents involved personal weapons (i.e., feet or hands)
 - 87 cases involved strangulation
 - 11 cases involved suffocation

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

To determine the level of need and types of services needed by special needs populations, the Consortia conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no-step thresholds, installation of ramps, grab bars, lowered countertops, and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities may require visual adaptations for telephone ringers, doorbells, and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in the Apple Valley-Victorville Consortium makes it difficult to maintain a stable residence. Often these segments of the population rely on support services from various regional nonprofit organizations to avoid becoming homeless or institutionalized.

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

According to the CDC, at the end of 2019, 1,059,784 people in the United States had HIV and 36,740 were newly diagnosed the same year ([cdc.gov](https://www.cdc.gov), accessed October 2021). In San Bernardino County 4,690 people had been diagnosed with HIV as of the end of 2019, an increase of 66 percent from the 2,843 diagnosed in 2009. Most of that increase occurred between 2016 and 2019. Of those with knowledge of their status 74 percent were in receipt of medical care and 62 percent had reached viral suppression. Viral load is an indicator of health and adherence to medication. A high viral load is indicative of illness. Viral load suppression (less than 200 copies/ml) is suggestive of improved health.

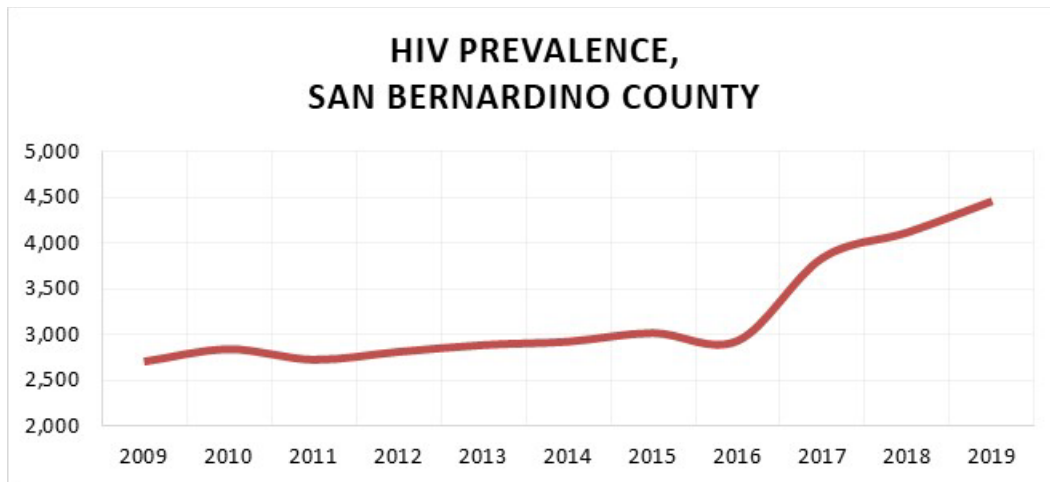


Figure 29

Data Source: Center for Disease Control, Atlas Plus Program, Accessed January 2022

In 2019, there were a reported 287 new HIV diagnoses in San Bernardino County. People aged 25 to 34 accounted for just over almost 36 percent, the greatest concentration, of new cases. Of the newly diagnosed 86 percent were male, 14 percent were female; 59 percent were Hispanic, 18 percent were White, 21 percent were African American, and two percent were Asian. The data was suppressed for those identifying as American Indian/ Alaska Native, Native Hawaiian/ Other Pacific Islander, and Multiple Races because the number were deemed low enough to threaten individual anonymity.

Discussion

In addition to the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence described above, two other subpopulations with special needs in San Bernardino County include victims of human trafficking and individuals with PTSD.

Victims of Human Trafficking

Human trafficking is a crime that involves the forceful, fraudulent, or coercive methods of entrapping a person, real or perceived, to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage or commercial sex acts. Human trafficking is extremely difficult to track; there is no recent or reliable prevalence rate to report. Between 2015 and 2019, the National Human Trafficking Hotline received the most calls from California, of all 50 states (<https://humantraffickinghotline.org/> accessed October 2021). Of national cases reported to the hotline the majority were sex trafficking, adult, and women.

The United States, Department of State's *2021 Trafficking in Persons Report* published in June 2021, reports victims of human trafficking found in every state in the country

and victims trafficked from every country in the world. Victims of human trafficking in the United States are most frequently trafficked from within the United States, Mexico, and Honduras. *Trafficking in Persons* reports individuals most vulnerable to human trafficking “include: children in the child welfare and juvenile justice systems, including foster care; runaway and homeless youth; unaccompanied children; individuals seeking asylum; American Indians and Alaska Natives, particularly women and girls; individuals with substance use issues; migrant laborers, including undocumented workers and participants in visa programs for temporary workers; foreign national domestic workers in diplomatic households; persons with limited English proficiency; persons with disabilities; LGBTQI+ persons; and victims of intimate partner violence or domestic violence.”

Posttraumatic Stress Disorder

The National Institute of Mental Health (NIMH) explains Post-traumatic Stress Disorder (PTSD) can “develop after exposure to a potentially traumatic event that is beyond a typical stressor” and potential inducing events may include, but are not limited to, “violent personal assaults, natural or human-caused disasters, accidents, combat, and other forms of violence.” Symptoms of PTSD can be debilitating. The U.S. Department of Veteran’s Affairs National Center for PTSD recognizes the disorder impacts populations inside and outside of the military including families, children, and non-combatants. The National Center reports an estimated six percent of the population – eight percent of women and four percent of men – will have PTSD at some point in their lives. Applying those rates to the 110,720 residents of the Apple Valley-Victorville Consortium, approximately 11,618 suffer from PTSD.

The 2020 Homeless PIT count reported 88 sheltered and 440 unsheltered individuals, representing nearly 19 percent of all homeless people in San Bernardino County, were living with severe mental illness. Within this group are some individuals who suffer from PTSD. Applying the definition of PTSD from above to the 59 sheltered and 88 unsheltered homeless people in San Bernardino County who have experienced the trauma of domestic violence it is reasonable to assume some also experience PTSD. Similarly, of the 51 sheltered and 183 unsheltered veterans in the County it is reasonable to assume some experienced trauma during military service and may suffer from PTSD.

Challenges these special needs populations and subpopulations face include low-income and high housing cost. This segment of the population also struggles for a decent quality of life that includes access to necessities, adequate food, clothing, and medical care.

Novel coronavirus COVID-19

COVID-19 caused a global pandemic. It’s widespread impact on the United States began in March 2020. In the ensuing years ways of life changed dramatically from the impact of measures to prevent spread of disease and deaths cause by the disease. Vaccines are proven to reduce hospitalization and death from COVID-19. In November

2022 vaccines became available to people ages five and over. The number of people who are sick with or have died from COVID-19 increases daily. According to the most relevant data source per geography COVID-19 cases and deaths and vaccination rates as of February 4, 2022, are as follows:

	Unites States	California	San Bernardino County	Apple Valley	Victorville
Cases	75,605,991	7,969,398	548,192	19,060	38,993
Deaths	892,442	79,802	6,294	334	484
Partial vaccination rate age 5 and over	75.5%	82.1%	65.5%	60.6%	65.8%

Table 31

Data Source: Center for Disease Control & covid19.ca.gov accessed February 4, 2022

United States data is sourced from the Centers for Disease Control (CDC), California State data is sources from California Public Health Department, San Bernardino County, Apple Valley, and Victorville data are sourced from San Bernardino County Department of Public Health.

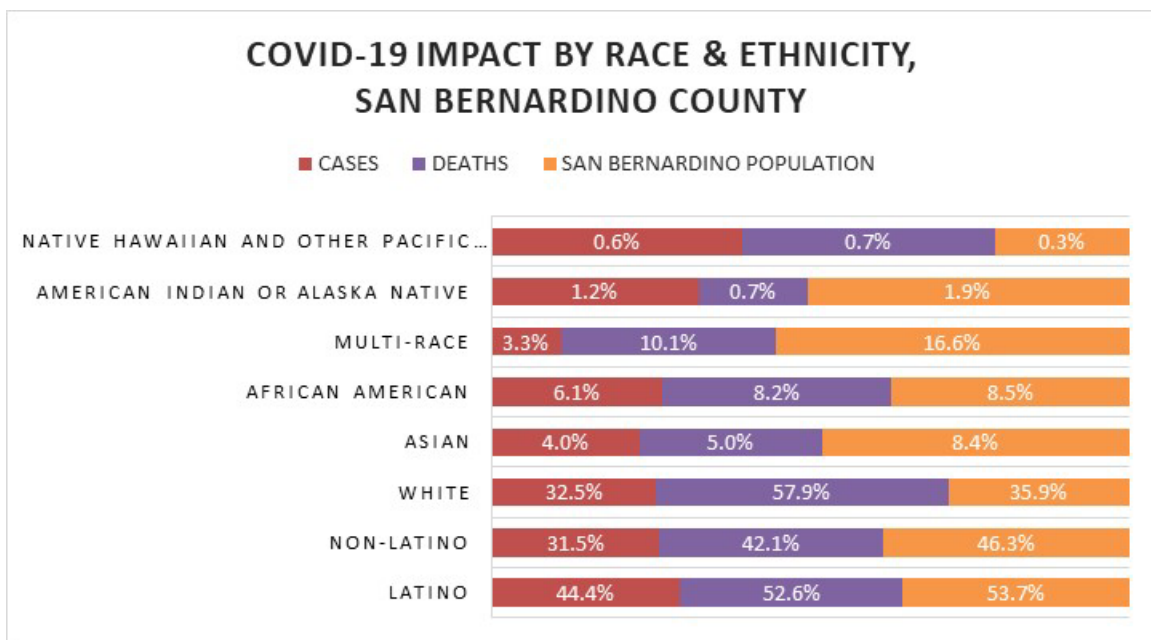


Figure 30

Data Source: covid19.ca.gov accessed February 4, 2022 & 2020 Decennial Census

Figure x shows the impact of COVID-19 by race and ethnicity. San Bernardino County Department of Public Health case and death data was used to calculate the proportion of cases and death by race/ ethnicity as of February 4, 2022. Data from the 2020 Decennial Census show the proportion of the ethnic and racial breakdown of the

population in San Bernardino County. Figure x excludes COVID-19 data for unknown race and ethnicity and other race as there is no corresponding Census data. These calculations were modeled after California Public Health Department statewide calculations.

In the last five years, the Consortia provided CDBG public service funds for activities including those providing supportive services for people with HIV/AIDS, victims of domestic violence, frail seniors, and disabled adults.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction’s need for Public Facilities.

The Town of Apple Valley, first incorporated in 1988. In 2000, according to the Decennial Census, the Town was home to 54,175 residents, now it is home to over 70,000. The Town of Apple Valley has evolved and experienced significant growth in population and economic activity since incorporation. While new facilities and amenities continue to be added, older facilities require rehabilitation to address the changing needs of the community.

The Town of Apple Valley have invested significantly in community facilities. According to the Town’s 2013 *Parks and Recreation Master Plan*, it offers two community centers, three community, three neighborhood, three mini, and three special use parks, and holds multiple undeveloped properties for future conversion to park space. Maintaining and expanding these amenities requires significant financial investment.

Resident and stakeholder surveys and focus groups show the highest level of need and top priority public facilities are health care facilities, youth centers and parks.

CDBG public facility projects that meet CDBG eligibility requirements, align with a Strategic Plan goal and address a CDBG National Objective will be considered for funding in the five Annual Action Plans. The Strategic Plan includes a goal to improve public facilities and infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income, such as elderly people and adults with disabilities. Some of the types of facilities and infrastructure that may require rehabilitation during the next five years include, but are not limited to community centers, senior centers, parks and recreational facilities.

How were these needs determined?

The needs identified for public facilities were determined through Community Meetings, responses from the Consolidated Plan surveys, focus groups and consultation with Town officials. Over the next five years, Apple Valley’s Strategic Plan will continue to prioritize additional or improved public facilities to enhance or maintain the high level of services and amenities available to residents.

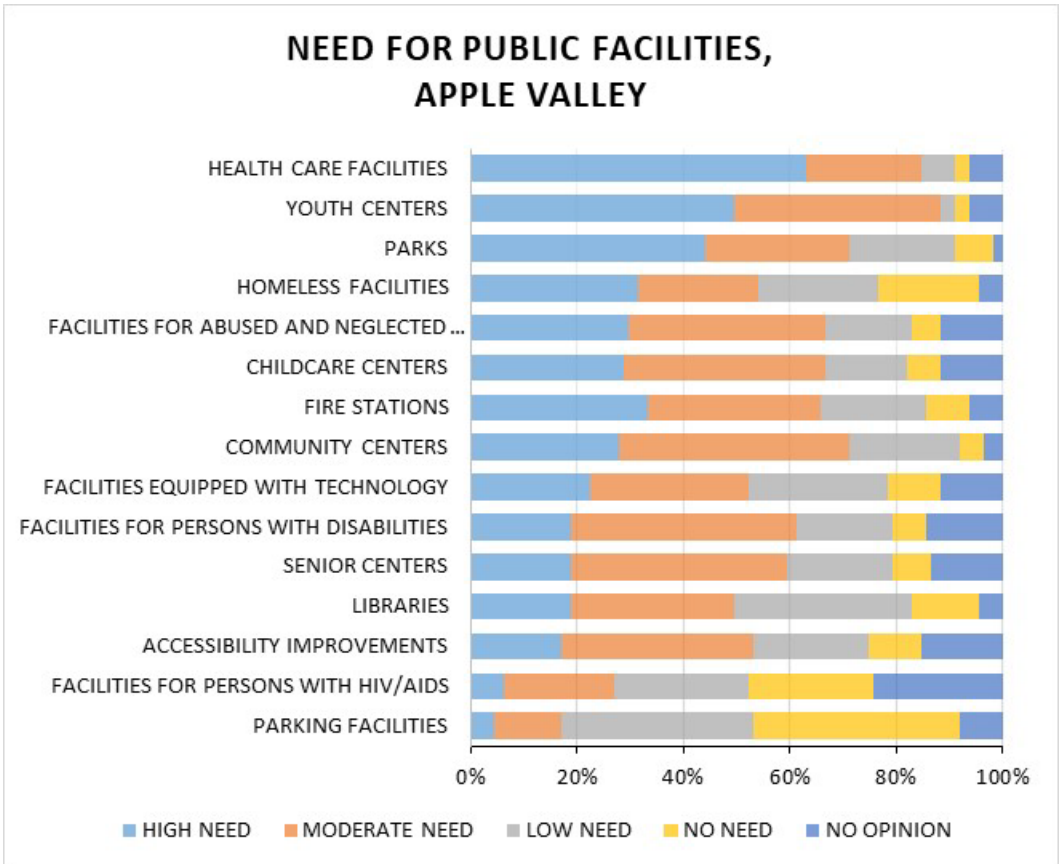


Figure 31: Resident Survey

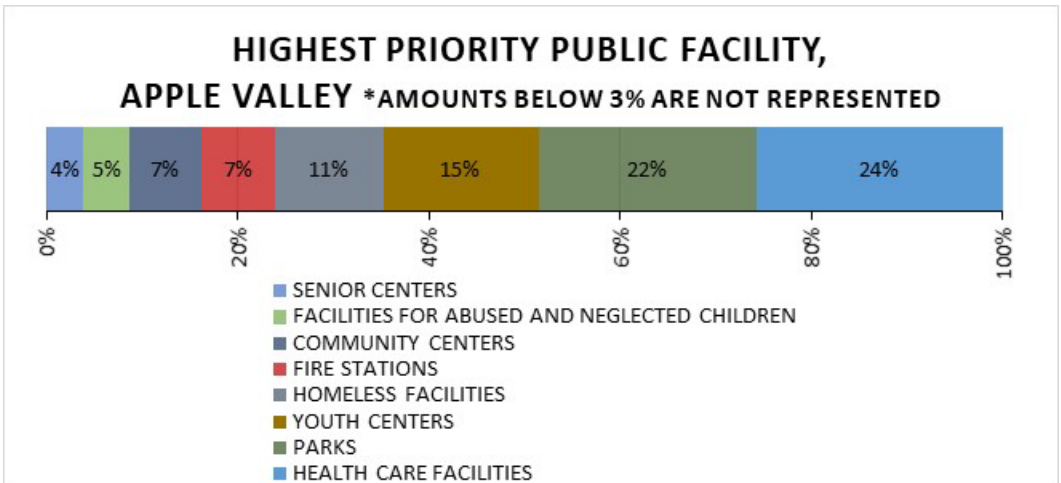


Figure 32: Resident Survey

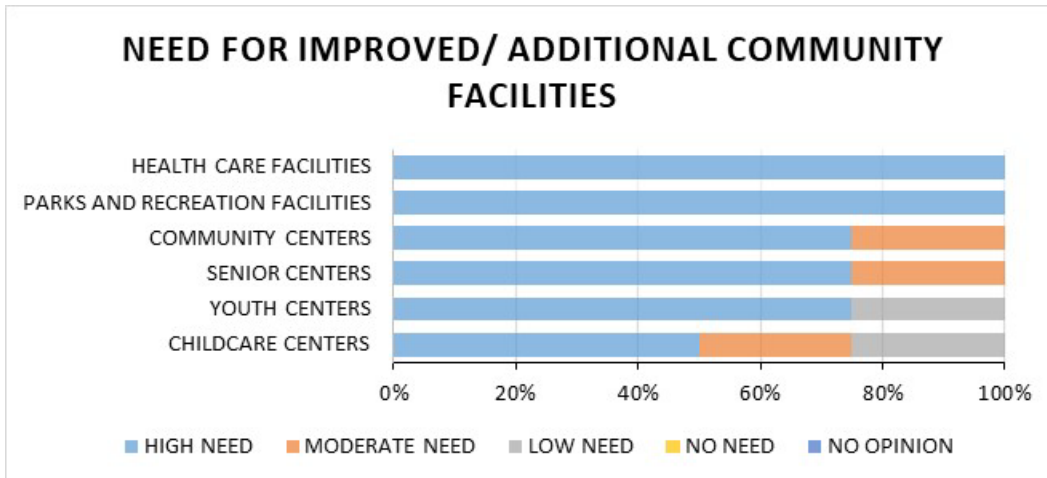


Figure 33: Stakeholder Survey

Describe the jurisdiction’s need for Public Improvements.

Infrastructure such as streets, sidewalks, curbs, gutters, storm drains, sewers, driveway approaches, pedestrian crossing, and streetlights in CDBD target areas or to support a project that benefits an identifiable segment of the population comprised of low- and moderate-income residents or residents presumed under HUD regulations to be low- and moderate-income must be developed and maintained. Infrastructure improvements are included as part of the Strategic Plan goal concerning Town of Apple Valley Public Facilities Improvements should the need arise to modify existing infrastructure or install new infrastructure.

Street/ alley and sidewalk improvements and streetlighting are the top public infrastructure needs and priorities identified by respondents to the resident survey.

How were these needs determined?

The needs identified for public infrastructure improvements were determined in consultation with Town residents, and Town of Apple Valley Public Works Departments, Community Services Departments, and affordable housing developers.

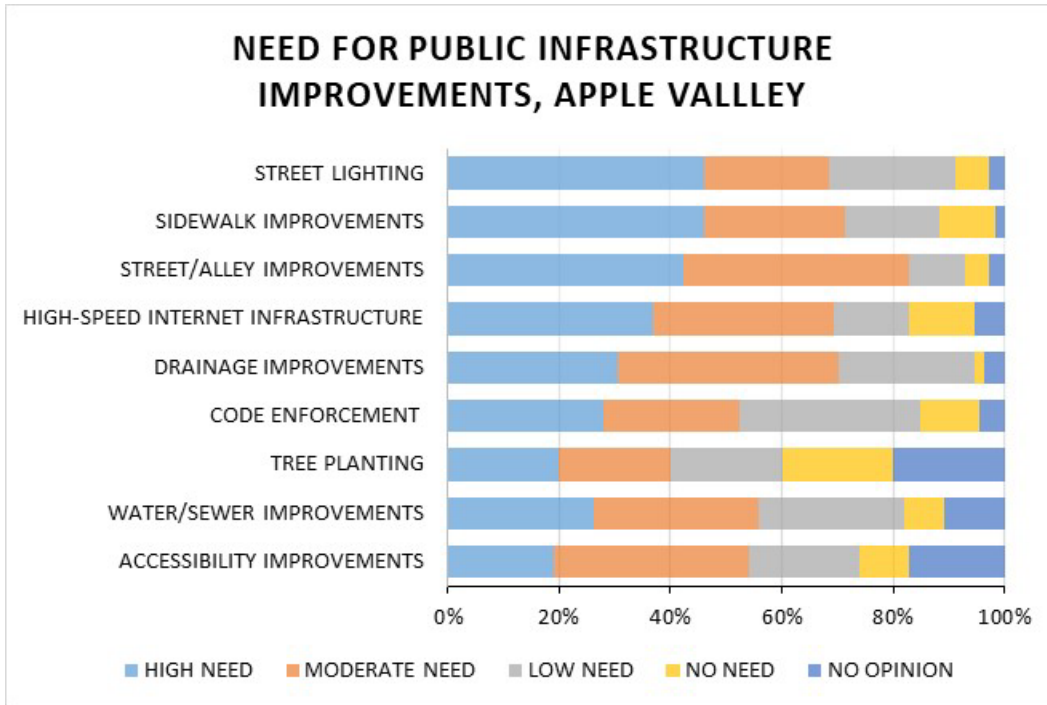


Figure 34: Resident Survey

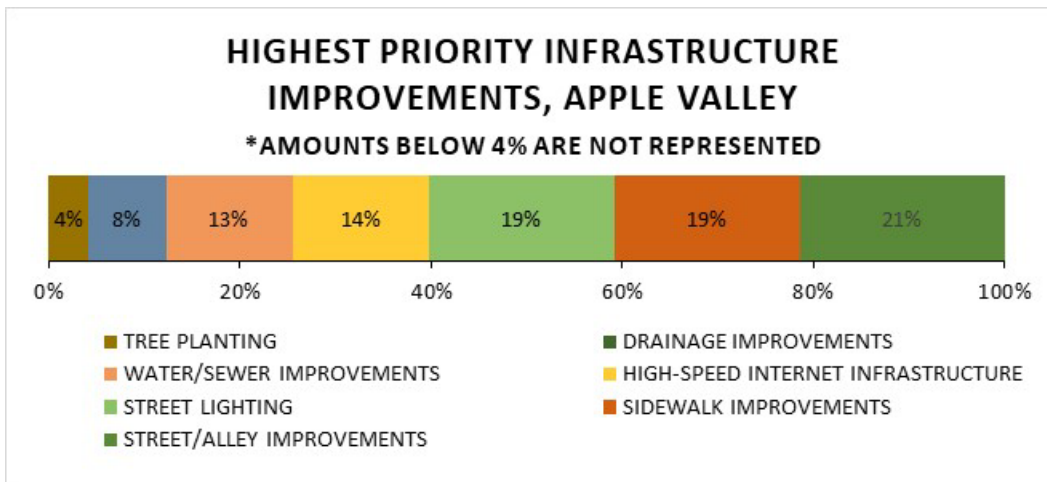


Figure 35: Resident Survey

Describe the jurisdiction’s need for Public Services.

Those in need of public services are diverse and numerous. The homeless and non-homeless special needs populations are described in the Consolidated Plan Needs Assessment sections 40 and 45. Focus groups with nonprofit service providers shed light on the current and daily challenges faced by homeless and non-homeless special needs populations in Apple Valley and Victorville. Most focus group participants believed the priority needs facing their community are as follows:

1. Supportive services for the homeless and those at risk of homelessness,
2. Human services, and
3. Accessibility and mobility.

Participants shared the types of programming they believed would most effectively address those needs as well as the gaps in homeless and youth services delivery systems. A handful of programming areas were identified across the focus groups. Those areas are as follows:

- Mental and behavioral health services, especially for children
- Community support for youth and families in the form of youth programming, in the arts, the consequences of underage substance use, and positive attitudes and behaviors to prevent violence
- Transportation, including paved roads and sidewalks and electric bike share
- Education on public services and changing eligibility, service providers and resources available to service providers. Throughout the focus groups there was a recurring theme around the need for centralization and formalization of networks.

The input from the focus groups is supported by the resident and stakeholder survey results. Health care, anti-crime, mental health, and youth services are the most needed and highest priority public services in Apple Valley, according to the resident survey. The results from the stakeholder survey show a different set of public services indicated as most needed. All respondents indicated domestic violence and transportation services are either a high or moderate need.

How were these needs determined?

Public service needs are driven by the Town's desire to ensure high quality services are provided to maintain residents' quality of life and to promote the well-being of all residents — particularly low- and moderate-income residents including youth, seniors, and people with special needs. These needs were determined based on contributions from focus groups, and resident and stakeholder surveys.

The Apple Valley- Victorville Consortium held five virtual focus groups over the period of three days in mid-December 2021. The focus groups were promoted by the cities and facilitated by MDG. The five groups were as follows:

- Food Banks and Homeless Services,
- Education and Youth Services,
- Public Services,
- Veterans, Elderly and Disabled Services, and
- Faith Based Organizations.

These groups spoke directly to the need for specific services and the needs of homeless and non-homeless special needs populations. Some organizations participated in multiple focus groups because they serve multiple constituencies. In

total, 29 unique people participated in the focus groups, excluding the facilitator and organizers.

Responses to the Resident Survey are presented in Figures 36 through 38. As a result of the citizen participation and consultation process and in consideration of the local nonprofits the Town of Apple Valley considers public services benefitting low- and moderate-income residents a high priority in their respective Strategic Plans.

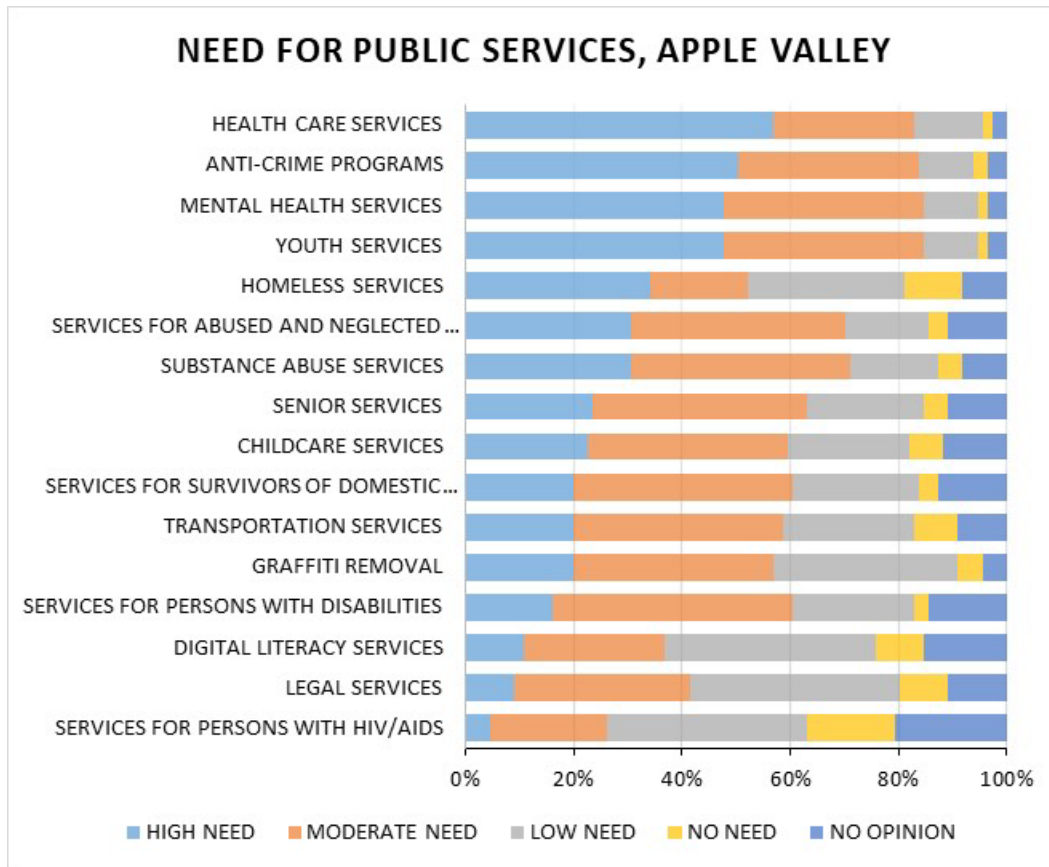


Figure 36: Resident Survey

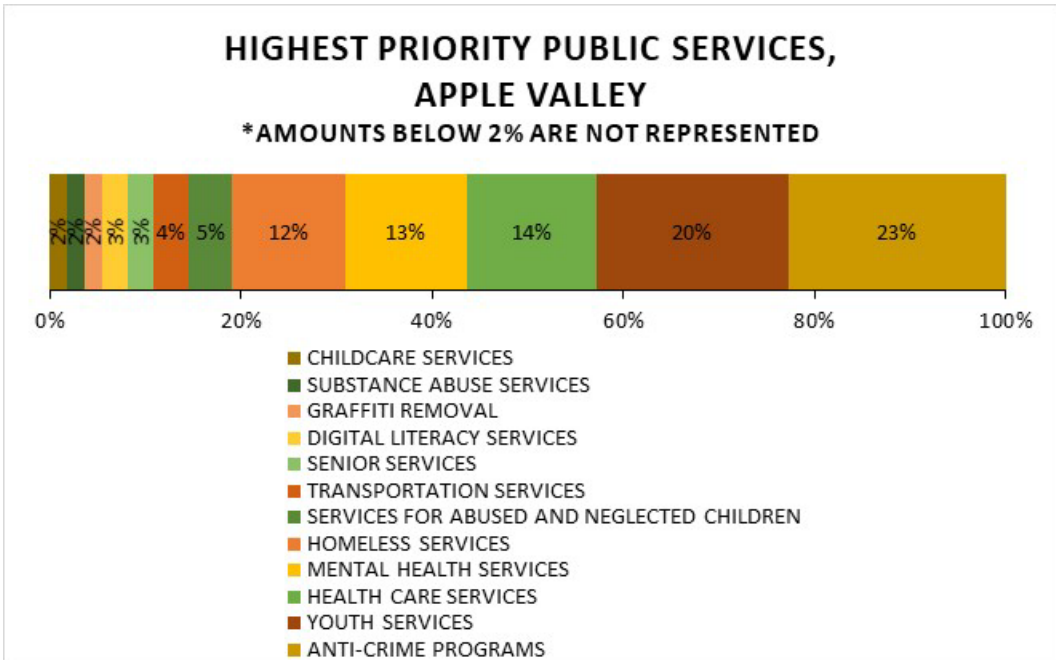


Figure 37: Resident Survey

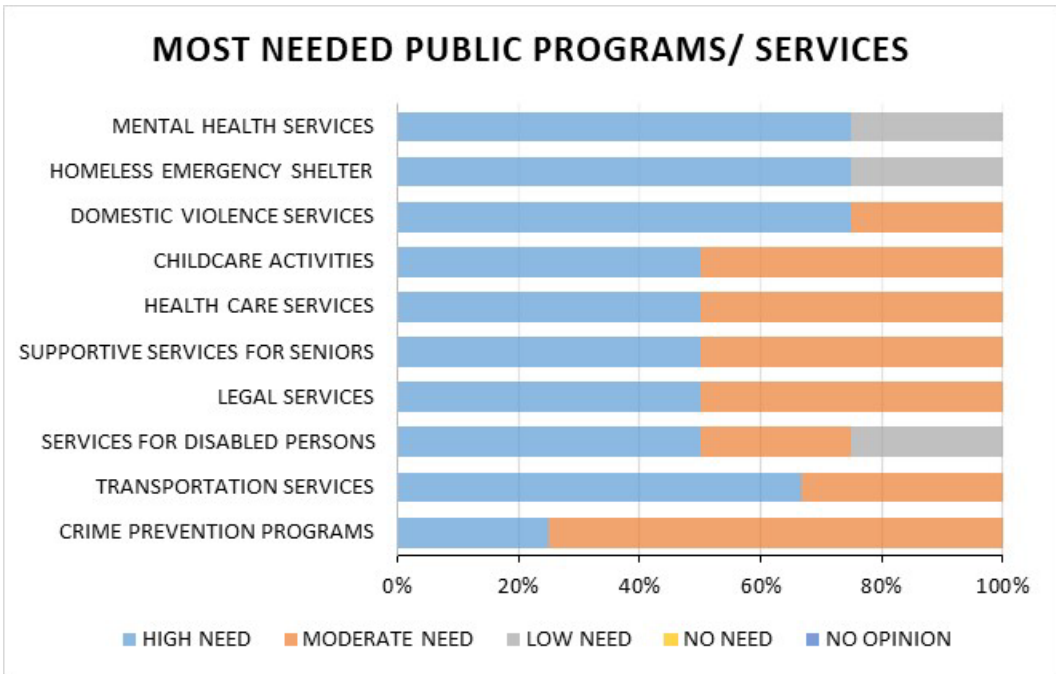


Figure 38: Stakeholder Survey

Housing Market Analysis

MA-05 OVERVIEW

Housing Market Analysis Overview

This section of the Consolidated Plan evaluates housing market conditions in the Town of Apple Valley and City of Victorville independently as well as the Apple Valley-Victorville Consortium as a whole. The analysis includes housing supply, demand, condition and cost. Apple Valley's housing stock primarily consists of single-family detached residential dwellings (76 percent) and three-bedroom units (71 percent). Victorville's housing stock primarily consists of single-family detached residential dwellings (79 percent) and three-bedroom units (79 percent).

From December 2017 to December 2021, median home value in Apple Valley increased 53 percent from \$252,000 to \$386,000, and the median home value in Victorville increase 59 percent from \$246,000 to \$391,000, according to Zillow Home Value Index. As of 2017, the most common rental unit size in Apple Valley was two-bedrooms and in Victorville was three-bedrooms. During the December 2017 to December 2021 period, median monthly rent for a two-bedroom unit in Apple Valley increased 55 percent from \$896 to \$1,385, and the median monthly rent for three-bedroom unit in Victorville increased 42 percent from \$1,299 to \$1,850, as reported by Zumper, a rental listing aggregator. As a result, Apple Valley and Victorville households have become increasingly cost-burdened. Data from 2013-2017 shows an insufficient number of housing units affordable to people with incomes less than 80 percent of AMI.

Tables 10 and 11 of the Needs Assessment section of the Consolidate Plan show 74 percent of households (19,649 households) in the Apple Valley-Victorville Consortium earning 0-80 percent of AMI, are cost burdened— meaning households paying more than 30 percent of their income for housing — and 9,515 (41 percent) households are considered severely cost burdened, meaning they pay more than 50 percent of their income for housing. Of the severely cost burdened households earning 0-80 percent of AMI, more than two thirds are renters. Of those severely cost burdened renter households, 94 percent (6,255 households) earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

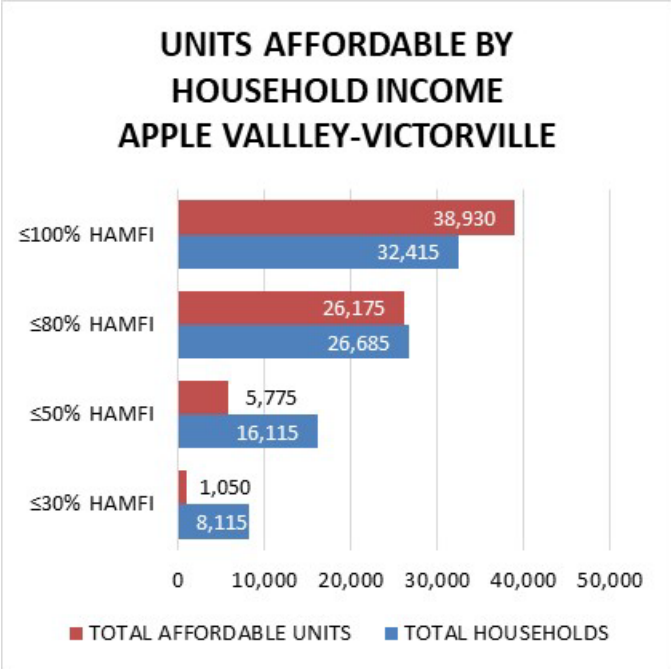


Figure 39

Data Source:

2013-2017 CHAS

According to Table 37 in Section MA-15, in the Apple Valley-Victorville Consortium, there are 26,175 owner and rental housing units affordable to households earning less than 80 percent of AMI. According to 2013-2017 CHAS data, there are 26,685 households in the Consortium earning less than 80 percent of AMI, resulting in an estimated need for 510 additional housing units that are affordable to households earning less than 80 percent of AMI.

MA-10 NUMBER OF HOUSING UNITS

Introduction

According to 2013-2017 ACS data, in Apple Valley 76 percent of the housing stock is comprised of single-family detached housing (one-four units). Multifamily housing (five or more units) accounts for only two percent and one percent of total housing units in Apple Valley. In Apple Valley properties with 20 more units are the least frequent, accounting for only one percent of the housing stock.

Most owner-occupied housing units in Apple Valley are comprised of larger units containing three or more bedrooms (85 percent and 91 percent, respectively). There is more diversity of unit size in rental housing stock between two- and three-bedroom units in Apple Valley. The tables below indicate the number of residential properties in the Town by property type, unit size and tenure.

Town of Apple Valley		
Property Type	Number	%
1-unit detached structure	19,845	76%
1-unit, attached structure	565	2%
2-4 units	28,85	11%
5-19 units	10,90	4%
20 or more units	255	1%
Mobile Home, boat, RV, van, etc.	1,400	5%
Total	26,040	100%

Table 32 – Residential Properties by Unit Number

Data Source:

2013-2017 ACS



Figure 40

Data Source:

2013-2017 ACS

Town of Apple Valley				
	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	170	2%
1 bedroom	115	1%	310	4%
2 bedrooms	2,230	14%	4,090	49%
3 or more bedrooms	13,100	85%	3,845	46%
Total	15,495	100%	8,415	100%

Table 33 – Unit Size by Tenure

2013-2017 ACS

Data Source:

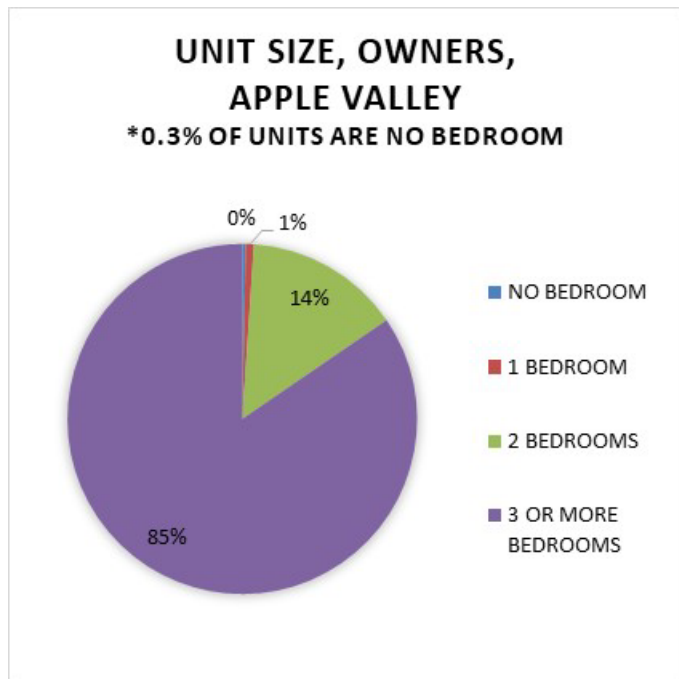


Figure 41

2013-2017 ACS

Data Source:

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

As of fall 2021, the Town of Apple Valley monitors a total of 32 affordable housing projects, which were constructed or rehabilitated with federal subsidy contracts, received tax credits, and /or were financed by Redevelopment Agency (RDA) funds.

Like all places in the State of California, Apple Valley and Victorville are challenged by a lack of resources to address its affordable housing needs due to the dissolution of all the State’s redevelopment agencies.

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

HUD requires the Consortium to analyze federal, state and locally assisted housing units that may be lost from the Consortium’s affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason that affordable units convert to market rate and are “lost.” Much of the housing at-risk of conversion from affordable housing to market rate housing is predominantly reserved for lower income households.

Use restrictions, as defined by state law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

Conversion Risk

According to Apple Valley Housing Element update from September 2021, and the City of Victorville’s 2021-2029 Housing element no units in were at high risk of converting to market rate housing in either jurisdiction.

Preservation and Replacement Options

At this point in time no units in Apple Valley or Victorville are at risk of becoming unaffordable. In the future, when the Town and City encounter the challenge of maintaining the existing affordable housing stock, they may consider preserving the existing assisted units or facilitating the development of new units. Each negotiation to preserve affordable units is unique in the sense that each project’s ownership interests, and economic needs will vary, and the jurisdiction’s resources may be insufficient to preserve all expiring units. Depending on the circumstances of each project that includes at-risk units, different options may be used to preserve or replace the units.

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

The current availability of housing units in the Apple Valley-Victorville Consortium does not meet the needs of the population. There is a significant need for additional rental housing units — particularly zero, one-bedroom units, and those affordable to households earning less than 50 percent of AMI. According to the data discussed in the Needs Assessment, the most common housing problems in the Consortium are cost burden and overcrowding. There are 6,255 renter households who earn less than 50 percent of AMI that are severely cost burdened paying more than 50 percent of their income for housing costs (Table 11). Overcrowding, having more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms, impacts 2,148

low- and moderate-income households in the Apple Valley-Victorville Consortium, almost 76 percent of whom are renters (Table 12).

Describe the need for specific types of housing.

Of the 2,150 renter households in the Apple Valley-Victorville Consortium who earn less than 50 percent of AMI and are severely cost burdened paying more than 50 percent of their income for housing costs:

- 3,305 are small, related households with four or fewer members
- 1,135 are large, related households with five or more members
- 880 are elderly households with one or more members over age 62
- 935 are other/single person households

This breakdown by tenure, income, cost burden and household type indicate a need for additional affordable zero- and one-bedroom rental units in the Apple Valley-Victorville Consortium.

Discussion

For decades, California’s housing market has been among the most expensive in the country, and those conditions persist in 2021. Renting can take up a considerable amount of income, while purchasing a home may be out of reach for individuals. To afford median rent for a two-bedroom unit as of December 2021, an Apple Valley resident would need to earn \$28.85 per hour or work over two full time minimum wage jobs. These calculations were made using the same method as the National Low Income Housing Coalition in the *Out if Reach* series and using median rents from Zumper a rental listing aggregator. Median rents are far greater than fair market rents and more accurately reflect the experience low- and moderate-income households are facing.

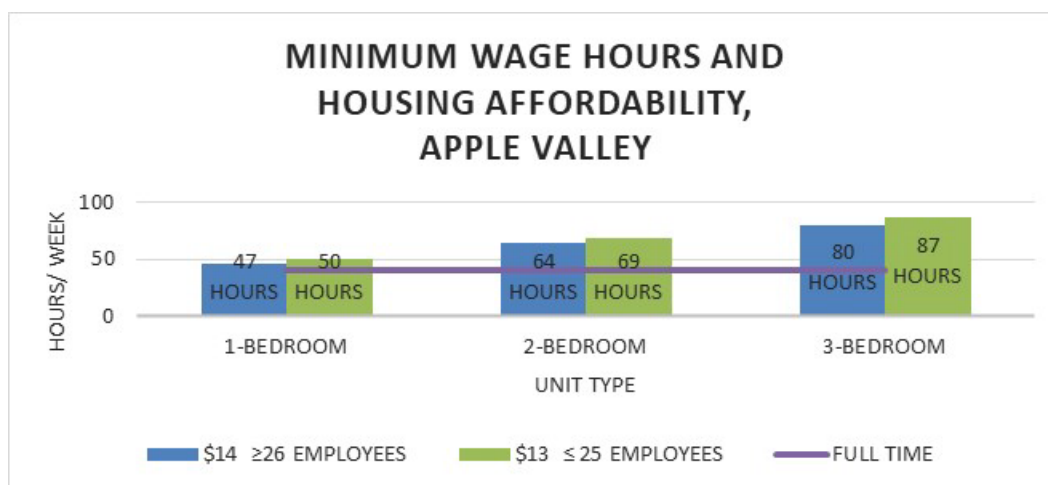


Figure 42

Data Source: 2021 Zumper Research (accessed 2/4/2022) and State of CA Minimum Wage Data

As noted in the Town of Apple Valley's 2021 Housing Element update, it is the goal of the town to provide housing of all types to meet the needs of current and future residents at all income levels. The Town strives to meet the following goals as well:

- Housing, which is safe and properly maintained, to assure that the best quality of life is provided to all residents, and
- Unrestricted access to housing throughout the community.

Through these efforts, the Consortium will strive to maintain a healthy community that encourages family stability and economic growth.

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING

Introduction

One of the most important factors in evaluating a community’s housing market is the cost of housing and whether the housing is affordable to households who live there or would like to live there. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding will typically occur.

Table 35 indicates the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey. However, in looking at more current housing sales and rental market data – the cost of housing has risen tremendously over the past five years.

According to Zumper, a rental listing aggregator, median rents for two- and three-bedroom units have increased from December 2017 to 2021. The 2017 average rents reported by Zumper significantly exceeded the median contract rent as reported by the ACS 2013-2017 estimates in the Cost of Housing table below.

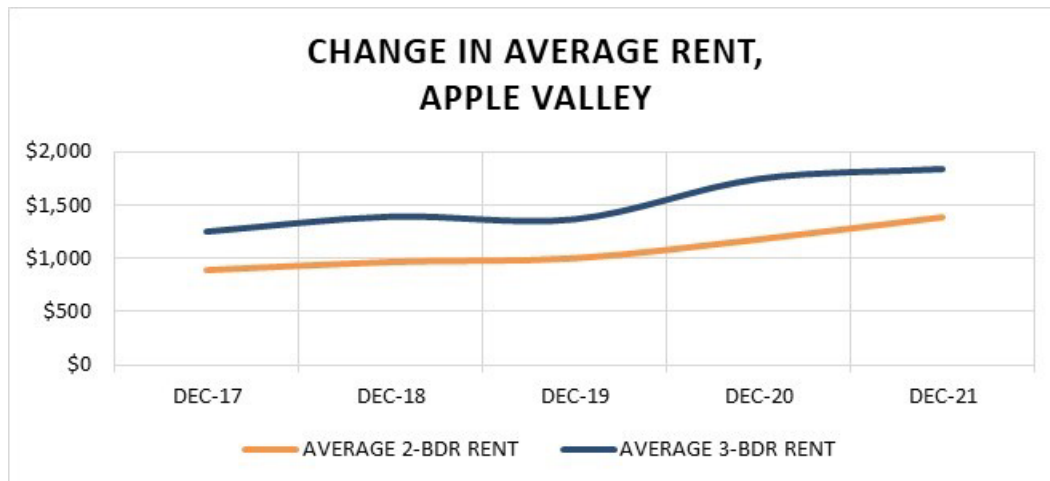
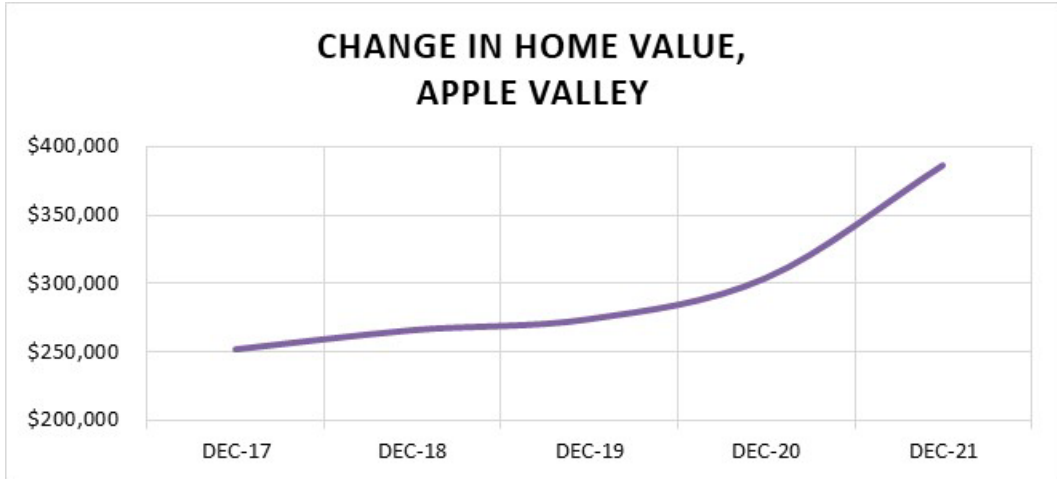


Figure 43

Data Source: Zumper Research (accessed 2/4/2022)

Median home values have increased significantly since the last Consolidated Planning process. In 2017, according to ACS data, median home values in Apple Valley were 24 percent below what they had been in 2009, prior to the mortgage-backed securities housing foreclosure crisis. By 2019, according to the same source, housing prices had still not rebounded to 2009 levels. According to the Zillow Home Value Index housing values increased 53 percent in Apple Valley from December 2017 to 2021, from \$483,000 to \$676,000, according to the Zillow Home Value Index. Based on this more current data, home values have exceeded 2009 amounts.



Data Source: Zillow Home Value Research (accessed 2/4/2022)

Town of Apple Valley			
Average Rent/ Unit Type	Oct. 2017	Oct. 2021	Percent Change
2-bedroom	\$896	\$1,385	55%
3-bedroom	\$1,250	\$1,845	43%

Table 34 – Rental Housing Cost Estimates

Data Source: Zumper Research (accessed 2/4/2024)

Town of Apple Valley			
Cost of Housing	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	\$282,200	\$215,800	-24%
Median Contract Rent	\$780	\$810	4%

Table 35 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Apple Valley-Victorville Consortium		
Rent Paid	Number	%
Less than \$500	\$2,566	11%
\$500-999	\$11,425	49%
\$1,000-1,499	\$8,735	37%
\$1,500-1,999	\$580	2%
\$2,000 or more	\$178	1%
Total	\$23,484	100%

Table 36 - Rent Paid

Data Source: 2013-2017 ACS

Apple Valley-Victorville Consortium		
Units affordable to Households at:	Renter	Owner
30% HAMFI	1,050	No Data
50% HAMFI	2,765	1,960
80% HAMFI	12,290	8,110
100% HAMFI	No Data	12,755
Total	16,105	22,825

Table 37 – Housing Affordability

Data Source:

2013-2017 CHAS

Apple Valley-Victorville Consortium					
Monthly Rent	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$826	\$986	\$1,232	\$1,717	\$2,132
High HOME Rent	\$800	\$859	\$1,033	\$1,184	\$1,301
Low HOME Rent	\$628	\$673	\$808	\$933	\$1,041

Table 38 – Monthly Rent

Data Source:

HUD FMR and HOME Rents, San Bernardino County, 2019

Is there sufficient housing for households at all income levels?

Housing cost burden and severe housing cost burden data from section NA-10 indicate there is an insufficient supply of affordable housing units in the Apple Valley-Victorville Consortium. Quantifying the number of additional affordable housing units needed to eliminate or significantly reduce cost burden and severe cost burden is complicated because there is no guarantee a household of a particular income level will occupy a unit affordable at their income level – even if the unit is available in the open marketplace.

Table 37 provides 2013-2017 CHAS data concerning the supply of housing units in the Consortium that are affordable to households earning at or below 30, 50, 80 and 100 percent of AMI. According to 2013-2017 ACS data, there are 8,115 households in the Apple Valley-Victorville Consortium earning 0-30 percent of AMI. Table 37 indicates there are a total of 1,050 rental units affordable to households at this income level. Based on this data, there is an apparent need for 7,065 additional housing units affordable to households' earning 0-30 percent of AMI. At the 0-50 percent of AMI level, there are 5,775 affordable units and 16,115 households in this income category – a shortfall of 10,340 units. At the 0-80 percent of AMI level, there are 26,175 affordable units and 26,685 households in this income category – a surplus of 6,515 units.

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

Rental housing costs have increased steadily over the past five years – creating more pressure on extremely low-income households. According from Zumper (Table 34), a

rental listing aggregator, average rents in Apple Valley for two-bedroom units rose from \$896 per month in 2017 to \$1,385 per month in 2021, a 55 percent increase and average rent for three-bedroom units increase from \$1,250 to \$1,845, during the same period of time, a 48 percent increase. Two-bedroom rental in Victorville increased from \$838 to \$21,455 on average, an increase of 74 percent and three-bedroom rents increased from \$1,299 to \$1,850 an increase of 42 percent over the last five years. These rents represent a significant burden for low- and moderate-income households struggling to remain housed. Home values increased significantly as well. In Apple Valley home values increased from \$252,000 to \$386,000, at rate of 55 percent, from December 2017 to 2021 according to sales data supplied by Zillow. In Victorville, during the same period, home values increase from \$246,000 to \$391,000, a rate of 59 percent. Based on this information and barring significant regional and national changes in economic conditions, the price of housing in Apple Valley and Victorville is forecast to continue increasing during the period of the 2022-2026 Consolidated Plan.

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

HOME rents, Fair Market rents, and Market rents were compared to median contract rents from 2019 to determine the financial impact on operating income. To produce or preserve affordable rental housing units that carry a minimum HOME affordability period of 20 years, significant levels of subsidy are required.

For Apple Valley the low HOME and market rate rent closest to the median contract rent was for one- and two-bedroom units. The foregone rent over a 20-year period for a two-bedroom unit at low HOME rates was \$12,960. The foregone rent over a 20-year period for a one-bedroom unit at market rate was \$5,520. Notably, only four percent of occupied rental units in the Town are one-bedroom. The high concentration of larger rental units may drive up the median rental contract and drive down the rental rate per square foot.

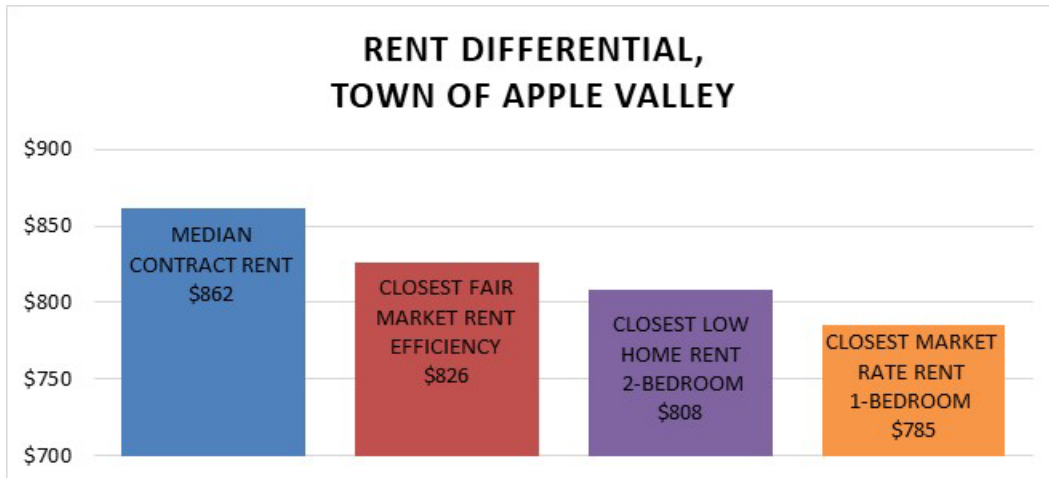


Figure 44

Data Source: Zumper Research (accessed 2/4/2022), 2019 ACS, 2019HUD FMR and HOME Rents

Discussion

Economic expansion over the last decade and a lag in production of new housing units in Southern California have created a housing economy that is over-burdened. As a result, Apple Valley and Victorville households have become increasingly cost-burdened. Data from 2013-2017 shows an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI. Considering the scarcity of land and monetary resources available to create new affordable housing units, housing affordability is expected to remain a significant challenge in the next five years.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

Introduction

Assessing the age and physical condition of housing in the Apple Valley-Victorville Consortium forms the basis of strategies to maintain and improve housing quality for low- and moderate-income residents. For this assessment, the ACS defines a “selected condition” as owner- or renter-occupied housing units with at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Although most housing units in the Apple Valley-Victorville Consortium have none of the defined conditions, 42 percent of housing units experience at least one housing condition and over half of those units are occupied by renters.

Definitions

Substandard housing is housing that does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers health, safety or well-being of occupants). A substandard condition is one that adversely affects habitability of the housing unit. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Such conditions include:

- Inadequate sanitation
- Structural hazards
- Any nuisance that endangers the health and safety of the occupants or the public
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition
- Faulty weather protection
- The use of construction materials not allowed or approved by the health and safety code
- Fire, health and safety hazards (as determined by the appropriate fire or health official)
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained
- Inadequate structural resistance to horizontal forces
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for such occupancies

- Inadequate maintenance that causes a building or any portion thereof to be declared unsafe

Standard housing condition in the Apple Valley-Victorville Consortium is defined as housing that meets the minimum standards of the State Housing Code. For the purposes of the CDBG program, a unit in substandard condition is considered suitable for rehabilitation provided the unit is structurally sound, and the cost of rehabilitation is considered economically warranted.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,550	35%	12,260	52%
With two selected Conditions	340	1%	1,480	6%
With three selected Conditions	10	0%	100	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,070	64%	9,730	41%
Total	32,970	100%	23,570	99%

Table 39 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,190	37%	6,735	29%
1980-1999	15,245	46%	10,475	44%
1950-1979	5,075	15%	5,720	24%
Before 1950	465	1%	645	3%
Total	32,975	99%	23,575	100%

Table 40 - Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,540	38%	6,365	44%
Housing Units build before 1980 with children present	579	4%	2,075	14%

Table 41 - Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Blood Lead Levels	<4.5%	≥4.5%	<9.5%	≥9.5%	Total Tested	Estimate Children Under Age 6
San Bernardino County	99%	1%	100%	0%	33,083	180,438
California	99%	1%	100%	0%	480,954	2,922,681

Table 42 - Number of State of California and San Bernardino County Children Under Six Years of Age with Elevated Blood Lead Levels (EBLLs) 2018, Source: California Department of Public Health Childhood Lead poisoning Prevention Branch, California Blood Lead Data 2018

Notes for 2018-2019 BLL Data

Data are from the RASSCLE surveillance database archive of 3/2/2021. Each individual is counted only once, using their highest blood lead level (BLL) during 2019. Measures are in micrograms per deciliter (mcg/dL) of whole blood and include arterial, cord, venous, capillary, and unknown samples. Not all elevated capillary samples are confirmed by a follow-up venous sample. Results later determined to be false positive, and errors have been excluded. All results of blood lead analyses are reportable under California law, and the State works to ensure complete reporting. Results that are not submitted to the State, however, would not be included here. Those BLLs reported from the analyzing laboratory as “< 5 mcg/dL” are included in the category “BLL < 4.5 mcg/dL.” Patient jurisdiction is determined by geocoding the address associated with the child’s highest BLL using Esri’s StreetMap Premium North America locator.

Vacant Units	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 43 - Vacant Units

Data Source: No data available.

Town of Apple Valley			
Vacant Units	June 2021	June 2020	June 2019
Residential Vacant Addresses	1.65%	2.04%	1.62%
Business Vacant Addresses	0.62%	0.62%	0.76%
All Addresses No Stat	0.30%	0.33%	0.29%

Table 44

Data Source: Policy Map with Valassis Lists, Accessed November 2021

City of Victorville			
Vacant Units	June 2021	June 2020	June 2019
Residential Vacant Addresses	0.70%	0.76%	0.76%
Business Vacant Addresses	13.27%	12.74%	13.19%
All Addresses No Stat	2.54%	2.65%	2.73%

Table 45

Data Source: Policy Map with Valassis Lists, Accessed November 2021

Percent of all addresses that were no-stat in Quarter 2 (ending in June) of 2021. No-stats are inactive addresses that are under construction, demolished, blighted, or are otherwise unable to receive postal mail. Rural route addresses that are vacant for more than 90 days are also classified as no-stat. Percentage calculated as the number of all addresses that were no-stat, divided by the total number of valid postal addresses, including vacant and no-stat addresses.

Need for Owner and Rental Rehabilitation

The age and condition of the housing stock in the Apple Valley-Victorville Consortium is an important indicator of potential rehabilitation needs. Housing over 30 years of age can be presumed to need some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 20 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures. Housing values in Apple Valley-Victorville have increased significantly over a relatively short period of time. Longtime homeowners, especially the elderly and disabled, are more likely to have fixed and limited incomes and may have difficulty maintaining their homes.

According to 2013-2017 HUD CHAS data, almost 21 percent of the 56,550 occupied housing in the Apple Valley-Victorville Consortium were built before 1980, making those units, at most 42 years old. Of units constructed before 1980, almost 14 percent or 7,814 are occupied by owner and tenants with incomes less and 80 percent of AMI. Most, nearly 70 percent, of those units are occupied by renters.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Any housing built before 1978 may contain lead-based paint. If ingested, lead may cause severe damage to young children including decreased growth, learning disabilities, impaired hearing, hyperactivity, nerve, and brain damage. Lead attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death. Fetuses may also experience significant adverse effects through prenatal exposure. Children are more susceptible to the effects of lead because their growing bodies absorb more lead, and young children often put their hands and other objects in their mouths. Most children do not have any symptoms, even if a blood test shows that they have an elevated blood lead level. If a child does have symptoms, the symptoms may be mistaken for the flu or other illnesses.

Children under the age of five are considered most susceptible to lead poisoning. Most of the housing stock in the Apple Valley-Victorville Consortium was built after 1979 and is presumed to not contain lead paint. Based on 2013-2017 CHAS data just over three percent of occupied units were built before 1979, are home to households earning less than 80 percent of AMI with children under six years of age. These units

were closely divided between renter and owner-occupied units, with 1,590 units occupied by renters and 1,940 units occupied by owners.

Number of Children with Elevated Blood Levels of Lead

The State of California mandates lead screening for all children who participate in publicly funded health programs. In California, screening typically occurs at ages one and two years. A blood level of 10 µg/dL or higher was previously referred to as an “elevated blood level (EBL).” However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL, an “elevated” blood lead level is no longer defined at a specific cut-off point. Of San Bernardino County children under the age of six who’s blood lead level has been tested less than one percent have level of greater than 4.5 mcg/dL and effectively none had blood lead levels less than or equal to 9.5 mcg/dL.

Blood lead level testing rates are low in San Bernardino County and through California.

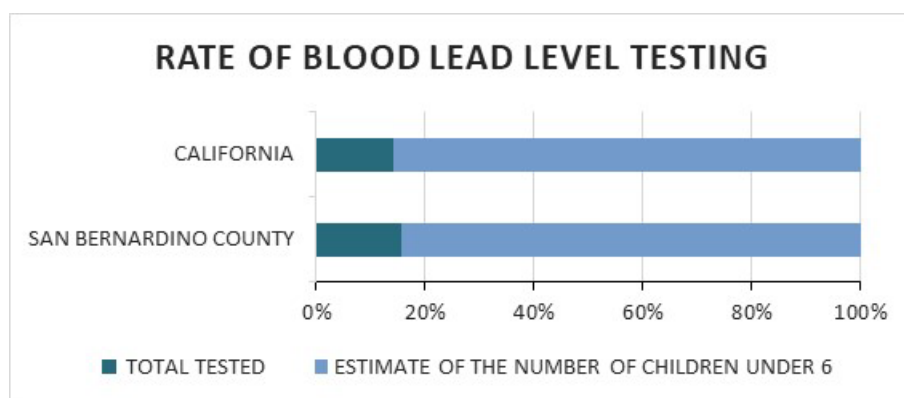


Figure 45

Data Source: California Department of Public Health: Lead Poisoning Prevention Branch

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families that Contain Lead-Based Paint Hazards

Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. Most of the Apple Valley-Victorville Consortia housing stock (79 percent) was built after 1979, when the use of lead-based paint was outlawed, eliminating the residents of these homes from risk of lead-based paint hazards.

It is difficult to estimate with much accuracy the number of housing units occupied by low- or moderate-income families that contain lead paint due the changing nature of children and the transiency of renter households. Based on 2013-2017 CHAS data just over three percent of occupied units were built before 1979, are home to households earning less than 80 percent of AMI with children under six years of age. These units were closely divided between renter and owner-occupied units, with 1,590 units occupied by renters and 1,940 units occupied by owners.

Discussion

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units already affordable to low- and moderate-income households in the community. As shown in figure 46 most energy efficient improvements together with housing rehab were the greatest need and highest priority followed by code enforcement.

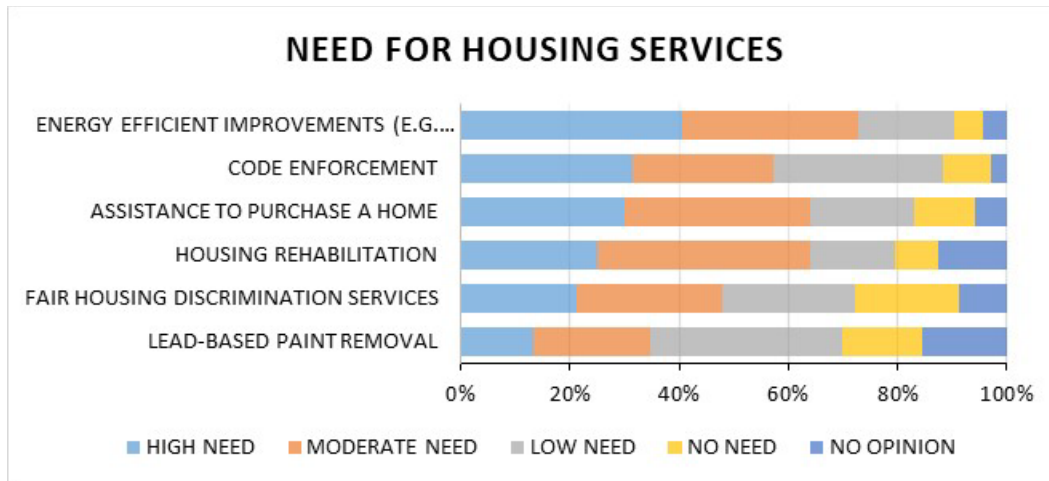


Figure 46: Resident Survey

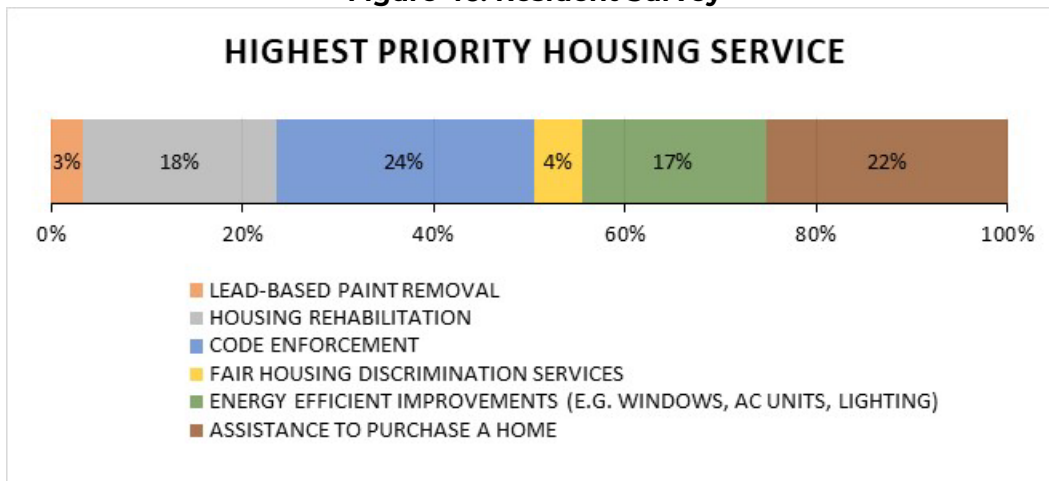


Figure 47: Resident Survey

MA-25 PUBLIC AND ASSISTED HOUSING

Introduction

As indicated in section NA-35, the Apple Valley-Victorville Consortium is within the service area of the Housing Authority of the County of San Bernardino (HACSB) for the purposes of Section 8 and Public Housing. The data presented in the tables below is countywide and the narrative responses address the needs for the entire County, with specific references to the Town of Apple Valley and the City of Victorville.

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

Table 46 – Total Number of Units by Program Type

Data Source:

PIC (PIH Information Center)

*Note – Data was not available on vouchers by project-based and tenant-based designation

Describe the supply of public housing developments.

HUD data provided by the Picture of Subsidized Households shows at the end of 2021, there were 293 Housing Choice Vouchers in Apple Valley and 830 in Victorville as well as 201 Project Based Section 8 Vouchers. HACSB monitors all units to ensure they are in adequate condition.

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

HACSB's 2022 *Moving to Work Annual Plan* state's that its designation as a Moving to Work Agency in 2008, is a testament to its high performance. Since receiving this designation the Agency has received approval for 27 activities. HACSB does not participate in the Section Eight Management Assessment Program due to system inoperability with Moving to Work Agencies.

Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	Not Applicable

Table 47 - Public Housing Condition

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

Scattered site public housing in Apple Valley and project base Section 8 housing in Victorville is in good condition. These projects require regular maintenance.

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

HACSB works to increase assisted housing choices by expanding the supply and improving the quality of assisted housing. The Housing Authority promotes self-sufficiency within assisted housing programs by connecting households with various workforce programs, through its scholarship and homeownership programs as well as the Resident Advisory Board.

Discussion

According to the HACSB 2022 Annual Plan the Housing Authority assisted 1,558 households in Apple Valley-Victorville through voucher programs, public, authority owned, LLC and LP owned, and Housing Partners I., Inc. owned housing. HACSB monitors all units to ensure they are in adequate condition and meet the Section 8 Housing Quality Standards.

MA-30 HOMELESS FACILITIES AND SERVICES

Introduction

Regionally, there are numerous facilities and services targeted to residents at-risk of becoming homeless and experiencing homelessness, including a range of emergency shelters, transitional shelters, and permanent supportive housing options. HUD uses the following definitions for these three facility types:

- **Emergency Shelter:** Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Transitional housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.
- **Permanent Supportive Housing:** Permanent supportive housing (PSH) is defined as community-based housing paired with supportive services to serve households in which at least one member has a disability. Housing does not have a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause.

Facilities and Housing Targeted to Homeless Households	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	272	79	138	656	0
Households with Only Adults	202		46	947	
Chronically Homeless Households	N/A (data not available)		N/A (data not available)	657	
Veterans	0		9	708	
Unaccompanied Youth	9		2	0	

Table 48 - Facilities and Housing Targeted to Homeless Households

Data Source:

2020 Housing Inventory Chart

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

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, childcare, and cash payments to meet basic needs such as housing and transportation.

The California Work Opportunities for Kids (CalWORKS) program provides financial assistance and Welfare-to-Work services to California families with little to no cash. Through this program these families may be eligible to receive immediate short-term help with housing, food, utilities, clothing, or medical care. Childcare is also available through this program.

CalFresh, formerly the Food Stamp Program, is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people receiving public assistance to purchase food and other essential items.

The Medi-Cal program provides health coverage for people with low-income and limited ability to pay for health coverage, including seniors, disabled, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and persons in the Breast and Cervical Cancer Treatment Program (BCCTP). People receiving federally funded cash assistance programs, such as CalWORKs (a state implementation of the federal Temporary Assistance for Needy Families (TANF) program), the State Supplementation Program (SSP) (a state supplement to the

federal Supplemental Security Income (SSI) program), foster care, adoption assistance, certain refugee assistance programs, or In-Home Supportive Services (IHSS) are also eligible.

CDBG, HOME and ESG-Funded Activities

Congress designed the CDBG and HOME programs to serve low-income people, some of which may meet the federal poverty definition. The Town of Apple Valley and the City of Victorville receive funding to run their own CDBG programs. At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- and moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: benefit low- and moderate-income persons (at least 51 percent of the beneficiaries must be low- and moderate-income); address slums or blight; or meet a particularly urgent community development need. CDBG programs assist the homeless and those at-risk-of homelessness directly and indirectly.

The Town of Apple Valley and the City of Victorville have come together to form a HOME Consortium to bring additional resources to address the need for affordable housing in the combined area of their jurisdictions. Under the HOME program, households must earn no more than 80 percent of the AMI, adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of a HOME Consortium's annual HOME allocation that is invested in affordable rental housing must be directed to assist households earning no more than 60 percent of AMI.

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

Provider	Location	Description
High Desert Homeless Services, Inc.	Victorville	Provides residential services for up to 90 days, with a possible 30-day extension in extenuating circumstances Will provide mental health services
Samaritan's Helping Hand	Victorville	Provides motel vouchers; food, clothing; emergency services
St. John of God	Victorville	Drug and alcohol rehab,
The Lord's Table	Victorville	Soup kitchen, meals served daily
Victor Valley Domestic Violence	Victorville	Provides emergency shelter and related services to victims of domestic violence.
St. Mary's Regional Medical Center	Apple Valley	Healthy Communities
First Baptist Church of Apple Valley	Apple Valley	Food Pantry
Moses House	Victorville	Provides emergency shelter and related services to single mothers
Christ the Solid Rock	Apple Valley	Food pantry
Feed My Sheep in the High Desert	Apple Valley	Food pantry
Openda Veterans Project	Apple Valley	Provides shelter and services to veterans
Rockin' Our Disabilities	Hesperia	Nutritional support
A Better Way	Victorville	Emergency shelter for victims of domestic violence

Table 49: Homeless Service Providers for Apple Valley-Victorville

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES

Introduction

Special needs populations include persons who are not homeless, but due to various reasons need services and supportive housing. Town of Apple Valley and the City of Victorville will consider allocating CDBG public service funding to programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, alcohol or substance abusers, persons with HIV/AIDS, victims of domestic violence, victims of human trafficking and veterans with PTSD or other needs.

Elderly is defined under the CDBG program as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to independently perform at least three “activities of daily living” including eating, bathing, grooming or home management activities. Based on 2013-2017 CHAS data of the 19,245 households containing at least one elderly person in Apple Valley-Victorville, nearly 48 percent (9,225 households) earn less than 80 percent of the AMI and may require public services to continue to live independently. According to ACS data, in 2017 there were approximately 19,229 people over the age of 65 living in Apple Valley-Victorville. Within this age category just over 63 percent of people had ambulatory difficulty, over 39 percent had independent living difficulty, and over 22 percent had difficulty with self-care.

People with disabilities which include a physical or mental impairment that substantially limits one or more major life activities generally rely on supportive services to perform activities of daily living. The Civilian Noninstitutionalized Population age 18 and to 64 in Apple Valley-Victorville includes 112,016 individuals, an estimated 15,257 of whom have a disability (ACS, 2017 1-year estimates). Of those who have a disability almost 54 percent have ambulatory difficulty, just over 40 percent have cognitive difficulty, just over 39 percent have an independent living difficulty, just over 24 percent have a self-care difficulty, almost 24 percent have a vision difficulty and just over 22 percent have a hearing difficulty. Nearly 17 percent of disabled people in Apple-Valley Victorville are employed, and just over 77 percent are not in the labor force.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. Substance abuse can be indicative addiction disorder and may stem from physical and mental health issues. The U.S. Department of Health and Human Services’ Substance Abuse and Mental Health Services Administration (SAMHSA) conducts the National Survey on Drug Use and Health (NSDUH). Based on the survey SAMHSA found, for the region including San Bernardino County:

- Over three percent of people needed but did not receive treatment at a specialty facility for illicit drug use,
- Almost six percent of people needed but did not receive treatment at a specialty facility for alcohol use in the last year, and
- Over seven percent needed but did not receive treatment at a specialty facility for substance use in the past year.

Human Immunodeficiency Virus (HIV) is a virus that weakens one’s immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. The Center for Disease Control’s (CDC) Atlas Plus program reported an estimated 5,700 persons living with HIV disease at the end of 2019 in San Bernardino County, 287 of those people had been newly diagnosed during that year (<https://www.cdc.gov/nchhstp/atlas/index.htm>, accessed October 2021). New HIV diagnoses were most concentrated among men aged 25 to 34 years.

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2020, the residents of Apple-Valley-Victorville made a total of 675 calls to law enforcement related to domestic violence (openjustice.doj.ca.gov, accessed September 2021). Of these domestic incidents, 282 involved a weapon and 390 did not.

Human trafficking is a crime that involves the forceful, fraudulent or coercive methods of entrapping a person, real or perceived, to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage or commercial sex acts. Human trafficking is extremely difficult to track; there is no recent or reliable prevalence rate to report. Between 2015 and 2019, the National Human Trafficking Hotline received the most calls from California, of all 50 states (<https://humantraffickinghotline.org/> accessed October 2021). Of national cases reported to the hotline the majority were sex trafficking. The United States’ Department of State *Trafficking in Persons Report* published in June 2021, reports victims of human trafficking found in every state in the country and victims trafficked from every country in the world. Victims of human trafficking in the United States are most frequently trafficked from within the United States, Mexico, and Honduras.

The National Institute of Mental Health (NIMH) explains **Post-traumatic Stress Disorder (PTSD)** can “develop after exposure to a potentially traumatic event that is beyond a typical stressor” and potential inducing events may include, but are not limited to, “violent personal assaults, natural or human-caused disasters, accidents, combat, and other forms of violence.” Symptoms of PTSD can be debilitating. The U.S. Department of Veteran’s Affairs National Center for PTSD reports an estimated six percent of the population – eight percent of women and four percent of men – will have PTSD at some point in their lives.

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

To determine the level of need and types of services needed by special needs populations, the Consortium conducted surveys, consulted with local service providers, and reviewed ACS and CHAS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation, and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops, and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

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

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option in place.

A key step to preventing homelessness identified in the San Bernardino County report *Opening Doors* (2012) is to develop a coordinated discharge planning system for persons transitioning from care or case management of one department to another. The goal calls for the CoC to explore methods to increase communication and coordination among institutions.

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

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

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

Homeless Outreach Support Team (HOST) provides outreach and engagement services to individuals and their families to obtain permanent supportive housing. Wrap around services are provided by case managers to assist the individuals to maintain housing and become resilient in the community. Services include outreach, intensive case management, advocacy, and empowerment for self-sufficiency as well as linkage and referrals.

In some cases, licensed community care facilities provide a supportive housing environment to persons with special needs in a group setting. According to the California Department of Social Services Community Care Licensing Division, there 41 licenses assisted living facilities in Apple Valley-Victorville providing a total 784 beds, as of January 2022.

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

The Consortia will offer home repair and ADA improvement programs to assist with the needs of its residents. Additionally, both jurisdictions have adopted a Reasonable Accommodations in Housing to Disabled of Handicapped Individuals Ordinance to prove a process for those with disabilities to make requests for and be provided with reasonable accommodation in the application of zoning regulations. The ordinance complies with Fair Housing Laws.

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

The Consortia will offer home repair, including accessibility improvements, to assist with the needs of its residents. Both the Town of Apple Valley and the City of Victorville run housing rehab programs for single-family, owner-occupied housing. Apple Valley anticipates servicing 27 households' rehab needs during program year 2022-2023. Victorville anticipates serving 55 households through its senior and disable adult home repairs program and 10 households through its residential rehab program in program year 2022-2023.

MA-40 BARRIERS TO AFFORDABLE HOUSING

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and 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, the 2022 Analysis of Impediments to Fair Housing Choice, Consolidated Plan Resident Survey, the 2021-2029 Housing Element and market analysis, the primary barriers to affordable housing in Temecula are

- housing affordability,
- the lack of monetary resources necessary to develop and sustain affordable housing,
- concentrations of racial and ethnic minorities,
- access to opportunities and exposure to adverse community factors, and
- housing issues.

These barriers are interconnected. Demand for affordable housing exceeds the supply, insufficient resources are available to increase the supply of affordable housing resulting in renter households carrying a housing cost burden in excess of 30 percent of AMI and/ or living in areas with low access to opportunities and high exposure to adverse community factors. In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

According to the 2022 AFH Apple Valley and Victorville residents in general have relatively low access to high performing schools and employment opportunities, and relatively high exposure to poverty in their neighborhoods. However, in Apple Valley, Black and Hispanic residents (especially those living below the poverty line), residents of Mexican origin, and families with children, are least likely to live in neighborhoods with high performing schools, high labor force participation, and high levels of human capital. While in Victorville Native Americans, particularly those living below the poverty line, appear to be least successful in accessing employment; Asian Pacific Islander residents have slightly less access to public transit and face slightly higher transportation costs; Hispanic residents, residents born in Mexico, and

families with children disproportionately reside in racially or ethnically concentrated areas of poverty. As Apple Valley-Victorville populations continues to change the Consortium should anticipate meeting the needs of a small and increasing proportion of the population with limited English proficiency, an aging population, and an increasingly diverse population.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

Introduction

Non-housing community development needs include economic development and improvements to public facilities. Special economic development activities must meet a National Object by addressing low- or moderate-income residents, slum/blight, or urgent need and be an eligible activity per 24 CFR 570.203. Public facilities assisted with CDBG must serve low- and moderate-income residents or those residents presumed by HUD to be low- and moderate-income. Such facilities include senior centers, community centers, facilities for victims of domestic violence, facilities for treatment of persons with HIV/AIDS, and ADA improvements to public facilities throughout the Consortium. During the implementation of the 2022-2026 Strategic Plan, Apple Valley will use CDBG funds to develop the local economy and address these needs and provide a suitable living environment for low- and moderate-income people.

To expand economic opportunities for low- and moderate-income people and provide a pathway out of poverty, the Strategic Plan and the 2022-2023 Annual Action Plan includes public services programs such as food pantries, homeless services, and fair housing services.

Economic Development Market Analysis

Apple Valley					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	315	33	1%	0%	-1%
Arts, Entertainment, Accommodations	2,846	1,732	13%	15%	2%
Construction	1,691	606	8%	5%	-2%
Education and Health Care Services	4,723	4,253	21%	36%	15%
Finance, Insurance, and Real Estate	916	443	4%	4%	0%
Information	343	110	2%	1%	-1%
Manufacturing	1,955	207	9%	2%	-7%
Other Services	690	327	3%	3%	0%
Professional, Scientific, Management Services	1,195	446	5%	4%	-2%
Public Administration	0	0	0%	0%	0%
Retail Trade	3,028	2,046	14%	17%	4%
Transportation and Warehousing	1,736	1,088	8%	9%	1%
Wholesale Trade	1,027	208	5%	2%	-3%
Total	20,465	11,499	--	--	--

Table 50 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Apple Valley	
Labor Force	
Total Population in the Civilian Labor Force	28,895
Civilian Employed Population 16 years and over	25,485
Unemployment Rate	11.87%
Unemployment Rate for Ages 16-24	25.17%
Unemployment Rate for Ages 25-65	6.90%

Table 51 - Labor Force

Data Source: 2013-2017 ACS

Apple Valley	
Occupations by Sector	Number of People
Management, business and financial	4,845
Farming, fisheries and forestry occupations	850
Service	3,025
Sales and office	6,275
Construction, extraction, maintenance and repair	2,490
Production, transportation and material moving	1,635

Table 52 – Occupations by Sector

Data Source:

2013-2017 ACS

Apple Valley		
Travel Time	Number	Percentage
< 30 Minutes	14,580	62%
30-59 Minutes	4,370	18%
60 or More Minutes	4,675	20%
Total	23,625	100%

Table 53 - Travel Time

Data Source:

2013-2017 ACS

Apple Valley			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,010	570	1,840
High school graduate (includes equivalency)	6,275	705	3,405
Some college or Associate's degree	8,220	770	4,165
Bachelor's degree or higher	4,245	265	1,055

Table 54 - Educational Attainment by Employment Status (Population 16 and Older)

Data Source:

2013-2017 ACS

Apple Valley					
	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	205	90	175	690	600
9th to 12th grade, no diploma	720	700	1,090	1,680	1,240
High school graduate, GED, or alternative	2,360	2,960	2,205	5,215	3,700
Some college, no degree	3,185	2,765	2,035	4,525	3,795
Associate's degree	325	900	920	2,015	970
Bachelor's degree	305	810	850	1,705	1,215
Graduate or professional degree	0	260	395	1,555	825

Table 55 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Apple Valley	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,020
High school graduate (includes equivalency)	29,655
Some college or Associate's degree	33,765
Bachelor's degree	60,255
Graduate or professional degree	75,085

Table 56 - Median Earnings in the Past 12 Months by Educational Attainment

Data Source: 2013-2017 ACS

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

According to 2017 Longitudinal Employer Household Dynamics (LEHD) data, the top five major private employment sectors in Apple Valley are education and health care services (4,253 jobs), retail trade (2,046 jobs), arts, entertainment, accommodations (1,732 jobs), transportation and warehousing (1,088), and construction (606 jobs).

U.S. Bureau of Labor Statistics' current employment data for San Bernardino County, selected for top industries, by number of jobs in Apple Valley offers a picture of employment trends over time. As seen in figure 48, employment growth in transportation, warehousing and utilities appears to have been uninterrupted by COVID-19. All other top employing industries in Apple Valley show a decrease in employment when COVID-19 hit. For the education and health services industry, which was experiencing a period of rapid growth, the decline in jobs was real, but set the industry back about a year. Arts and entertainment, tourism, and retail have been severely impacted by the pandemic throughout the country. These employment sectors had been steady since 2015 and in 2019 employment decreased significantly.

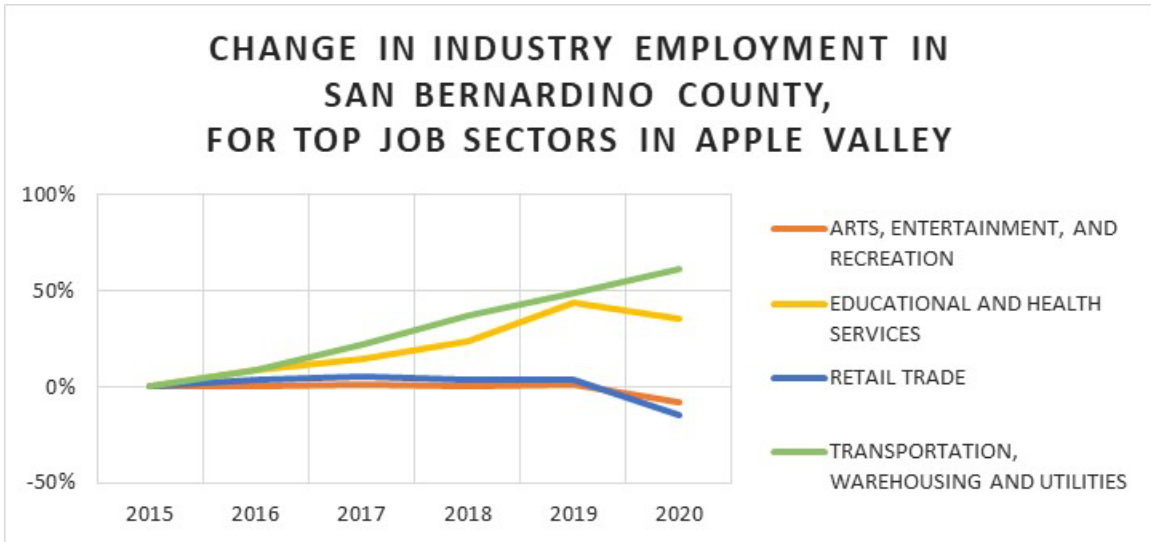


Figure 48

Data Source: 2015-2020 County Employment by Industry CA EDD

Describe the workforce and infrastructure needs of the business community

The business community in Apple Valley relies largely on a skilled workforce. Residents of Apple Valley identified employment training and start up business assistance as the highest priority needs in the Town and small business loans/ grants and start up business assistance as the services that are most needed. Employers across all sectors, and especially those for which Apple Valley-Victorville is a destination location or part of a larger logistics chain such as arts, entertainment and accommodations and manufacturing, require a well-functioning transportation system.

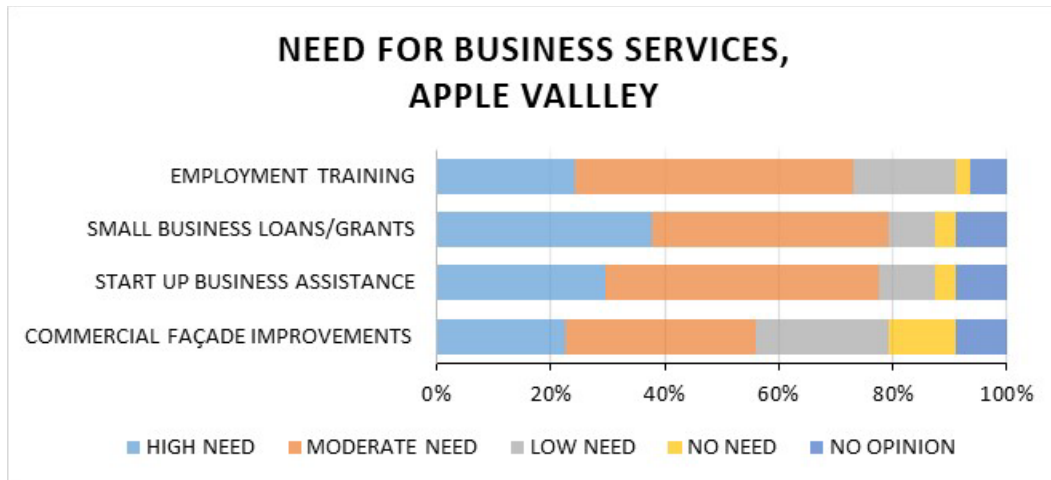


Figure 49: Resident Survey

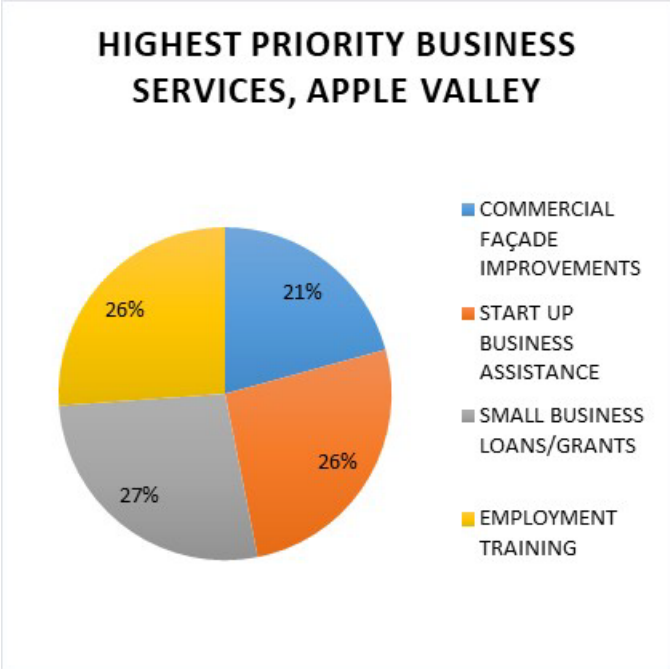


Figure 50: Stakeholder Survey

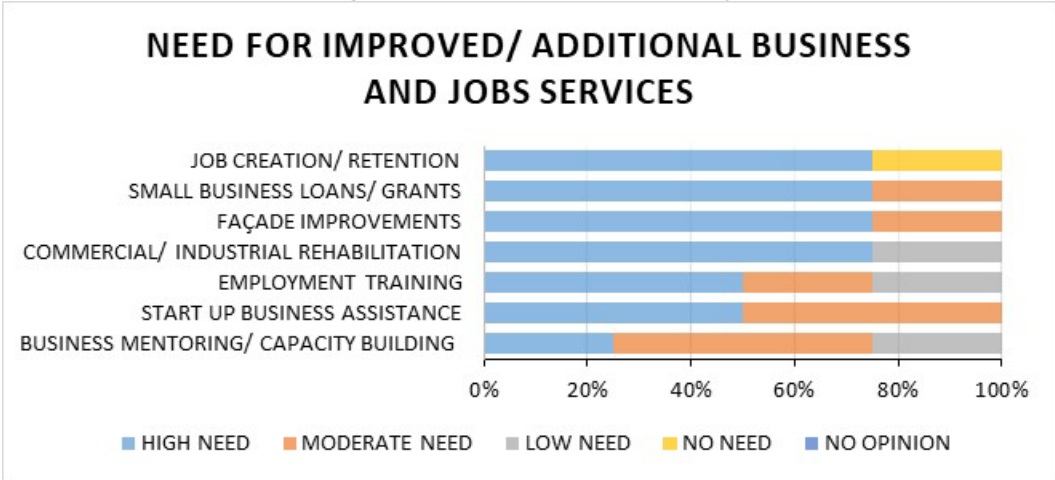


Figure 51

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

The coronavirus pandemic has had a major and sustained impact on all sectors of the economy. It has both highlighted and increased the need for fast, reliable, and secure internet has increased across all sectors of the economy.

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The Act authorized \$2.2 trillion to prevent, prepare for, and respond to the COVID-19 pandemic. The Town of Apple Valley received a total of \$678,423 CARES Act CDBG funds. These funds assisted households to make emergency rent, mortgage and utility payments and to help small businesses prepare and respond to the virus.

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

Most employees in Apple Valley’s civilian labor force have some post-secondary education, just about 40 percent of the labor force has some college or Associate’s degree. Generally, the skills and education of the current workforce correspond to the employment opportunities in the Town; however, the jobs and opportunities do not correspond to the number of available workers. There are more workers than jobs in every business activity sector. More than half the working population in Apple Valley travel more than half an hour to work.

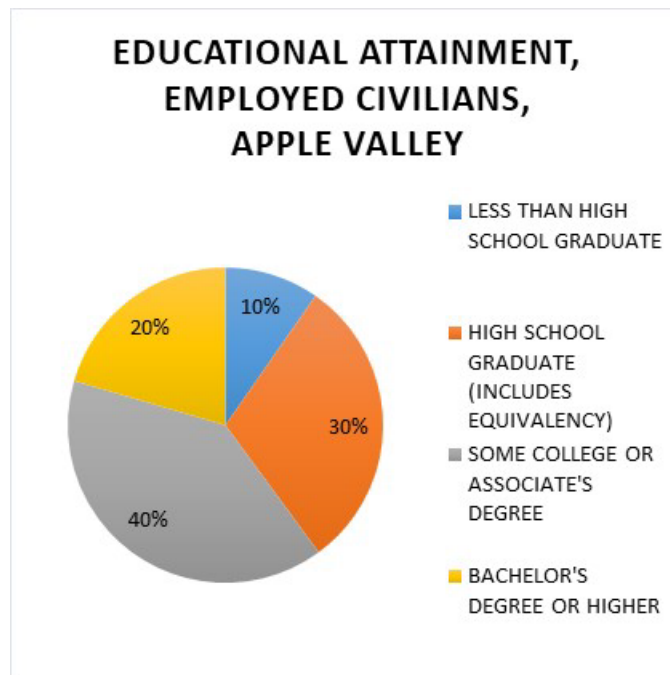


Figure 52
2013-2017 ACS

Data Source:

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

The San Bernardino County Workforce Development Board provides strategic direction and relationships for the WDC. San Bernardino County Workforce Development Centers (WDC) are the primary source of workforce training available to residents of Apple Valley. The WDC is operated by America's Job Centers of California. The Town of Apple Valley works with the San Bernardino County WCD and employers to secure on-the-job training when appropriate.

Victor Valley College (VVC) is a public community college located in Victorville and serving Victorville, Hesperia, Apple Valley, Phelan and Adelanto. It is part of the California Community College System. VVC offers over Certificates in over 100 vocational subjects. The College is an important partner in educating and training the local workforce.

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

No, the Town of Apple Valley does not participate in the development of a Comprehensive Economic Development Strategy submitted to the U.S. Economic Development Administration.

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

The Town of Apple Valley's CDBG program will support local economic growth by investing in the Town's microenterprise assistance program.

Discussion

The highly contagious nature of COVID-19 and the scale of illness and death has had significant ripple effects on the economy. In the spring of 2020, unemployment rates in the United States reached the highest levels since the United States Bureau of Labor Statistics (BLS) began recording this data. According to the BLS, unemployment rates peaked at 14.2 percent in San Bernardino County and 13.4 percent in Apple Valley in April 2020. Those rates have fallen to 5.2 and 5.9 percent, respectively, as of December 2021, unemployment is still above pre-pandemic levels. Health and safety guidelines and requirements continue to change as the coronavirus evolves and the scientific community learns more about the virus. Employers and workers are required to constantly learn and reevaluate changing situations.

Another indication of the negative economic impact of the pandemic is the year over year decrease in California of personal consumption expenditures of over four percent

from 2019 to 2020, as calculated by the Department of Commerce's Bureau of Economic Analysis (BEA). The BEA calculated San Bernardino County's gross domestic product which increase from \$96.7 million in 2019 to \$97 million in 2020. State level calculations, which are more current, show the negative economic impact cause by the pandemic. According to the BEA, in 2020, California GPD fell for the first time in ten years.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

Concentrations of individual housing problems are defined as ten percent over the rate at which one or more housing problems occurs throughout the Town as a whole, based on CHAS 2013-2017 data. The threshold rate is 32.0 percent. There is a census tract that predominantly falls within Victorville city limits, and there is a concentration of housing problems in the small portion that fall within the Town of Apple Valley, as seen in Figure 53: Concentration of households with multiple housing problems.

In Victorville the threshold is 39.2 percent and there are three census tracts where a concentration of households have multiple housing problems.

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

Concentration of racial and ethnicity minorities and low-income are defined as ten percent over the rate at which those variables occur throughout the Town as a whole. The threshold rates for each are as follows:

- Racial and ethnic minorities: 58.0 percent, and
- Low-income 59.5 percent.

There are two adjacent census tracts in the southwestern quadrant of the Town where there is a concentration of racial and ethnic minorities. There is a census tract that predominantly falls within Victorville city limits, and there is a concentration of racial and ethnic minorities in the small portion of the census tract within the Town of Apple Valley. These areas and a fourth additional census tract also have a concentration of low-income households.

In Victorville the threshold for racial and ethnic minorities was determined to be 82.6 percent and for low-income it was determined to be 60.2 percent. There are areas of concentration of both racial and ethnic minorities and households with low-income.

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

According to the 2022 Analysis of Impediments to Fair Housing Choice, in Apple Valley, Black and Hispanic residents (especially those living below the poverty line), residents of Mexican origin, and families with children, are least likely to live in neighborhoods with high performing schools, high labor force participation, and high levels of human capital. These groups are also more likely to live in neighborhoods where they are exposed to poverty. These challenges are all present in Census tract 009716, which is in the center of the jurisdiction and is defined by HUD as a racially or ethnically concentrated area of poverty (R/ECAP). Per HUD, R/ECAPs are Census tracts that meet both of the following criteria: a non-White

population of 50 percent or more, and a poverty rate that exceeds 40% or a poverty rate that is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower. Census tract 009716 has relatively low performing schools, low levels of labor force participation and human capital, and high levels of poverty. The analysis shows that Black residents, families with children, and residents born in Mexico disproportionately reside in this area.

In Victorville the census tracts with concentrations of low-income households, households with housing problems, and racial and ethnic minorities have lower access to opportunities and higher exposure to adverse community factors.

Are there any community assets in these areas/neighborhoods?

The quantity of high-quality community assets in census tract 009716 are inadequate.

Are there other strategic opportunities in any of these areas?

Over 51 percent of households in census tract 009716 have low incomes. Project with area benefit activities may be designed to address the needs of this area.

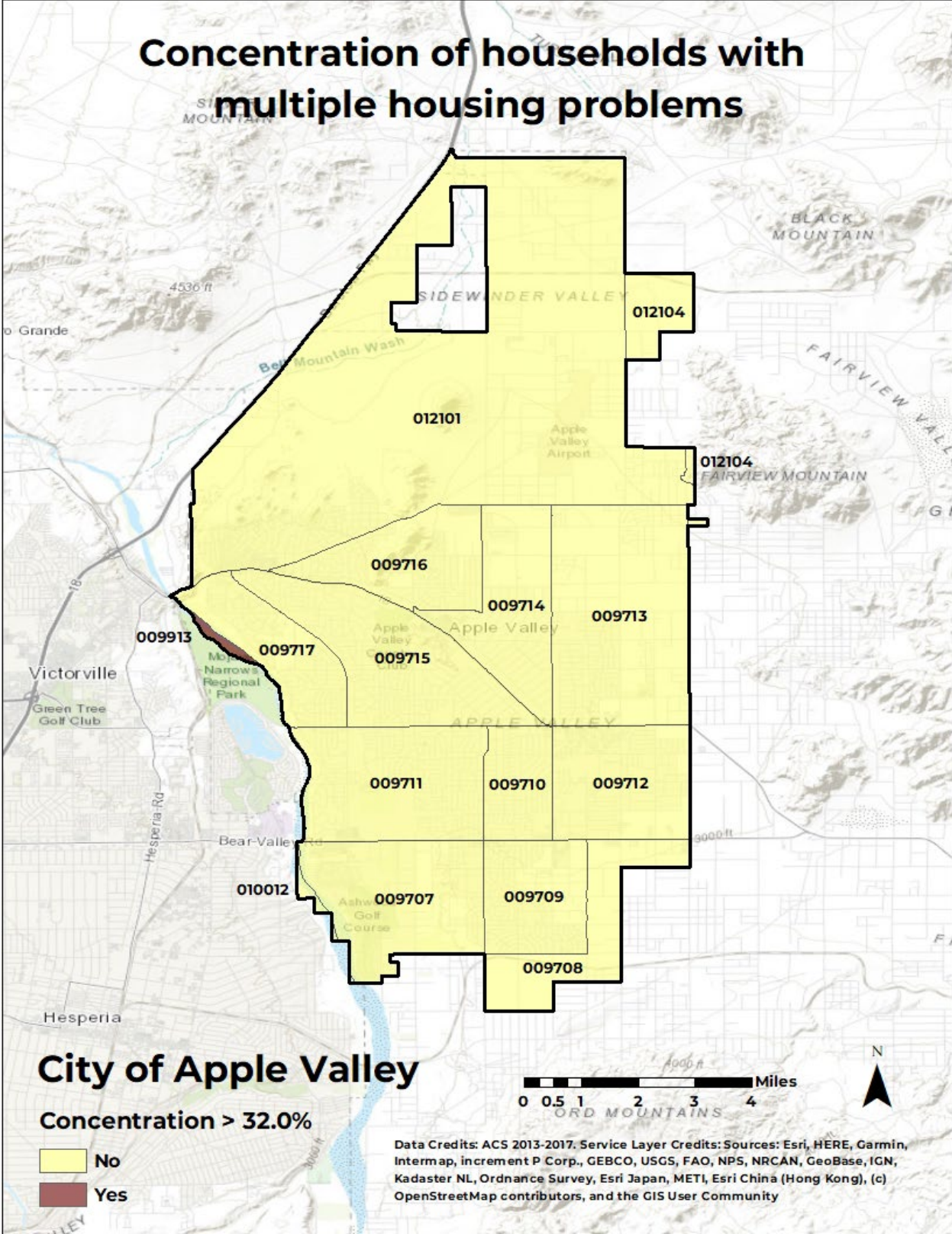


Figure 53: Concentration of households with multiple housing problems

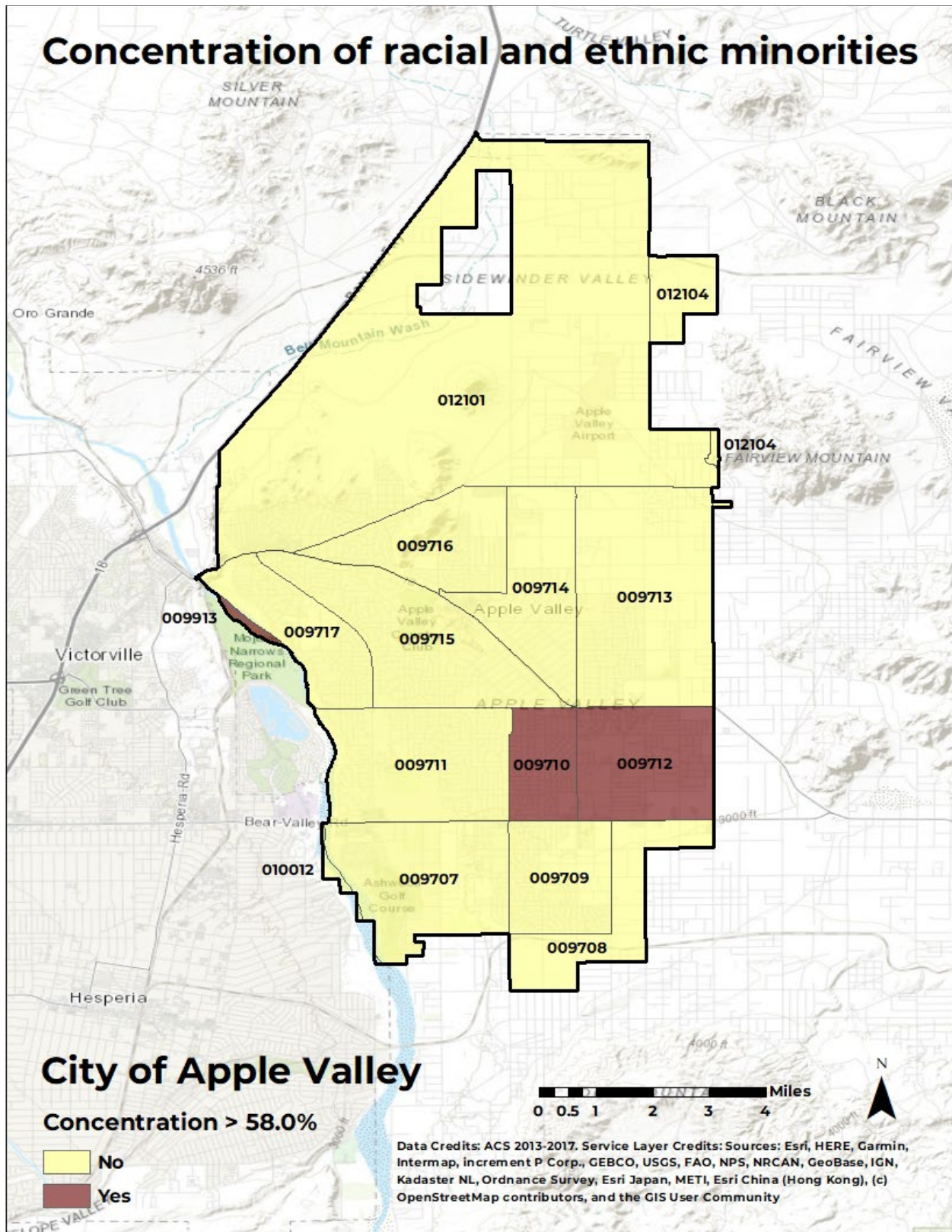


Figure 54: Concentration of racial and ethnic minorities

Concentrations of households with low income

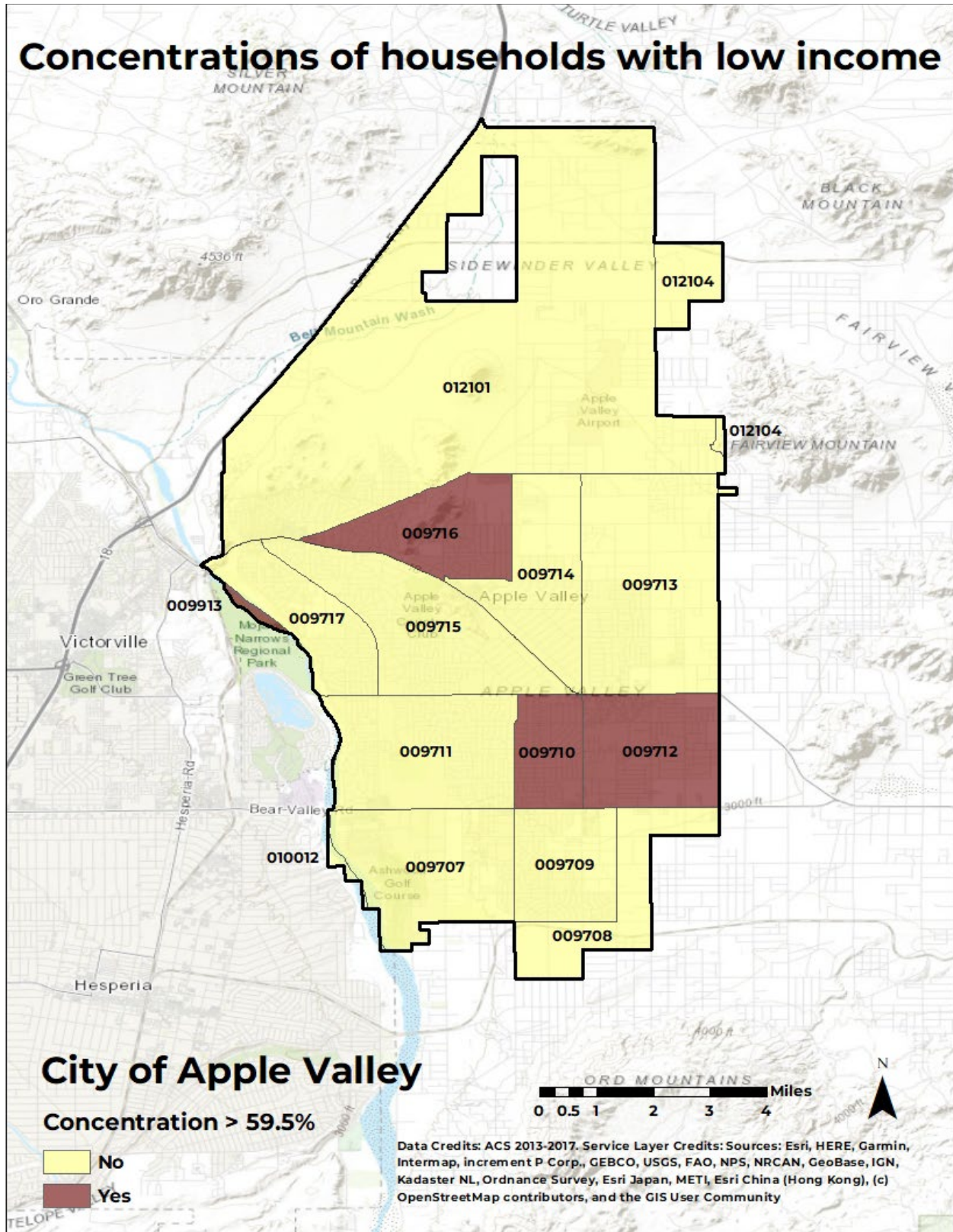


Figure 55: Concentration of households with low income

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadbandnow.com is a widely used source of information about internet availability throughout the county and reports Apple Valley residents have several options for broadband internet service. According to Federal Communications Commission (FCC) five percent of consumers only have access to one or fewer wired internet providers at their address and the average download speed is 172 megabits per second (mbps), this is supported by the responses to the Resident Survey as seen in figure 56.

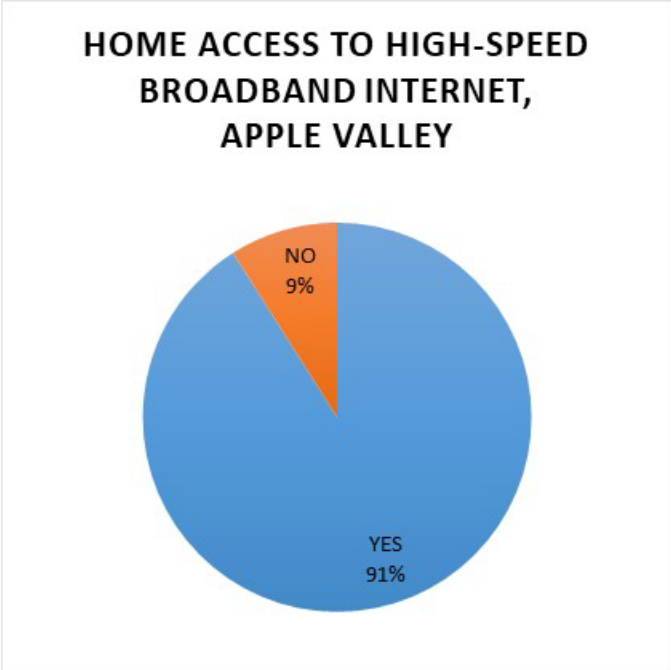


Figure 56: Resident Survey

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the FCC, 95 percent of Apple Valley has access to at least two wired internet providers at their address. Throughout the Town, residents are serviced by multiple internet service providers who offer high speed internet. Providers include, Spectrum, Viasat, HughesNet, Frontier Communications, T-Mobile, and Ultra. According to the Resident Survey, most pay \$50 to \$100 per month for internet service provided by Spectrum or Frontier.

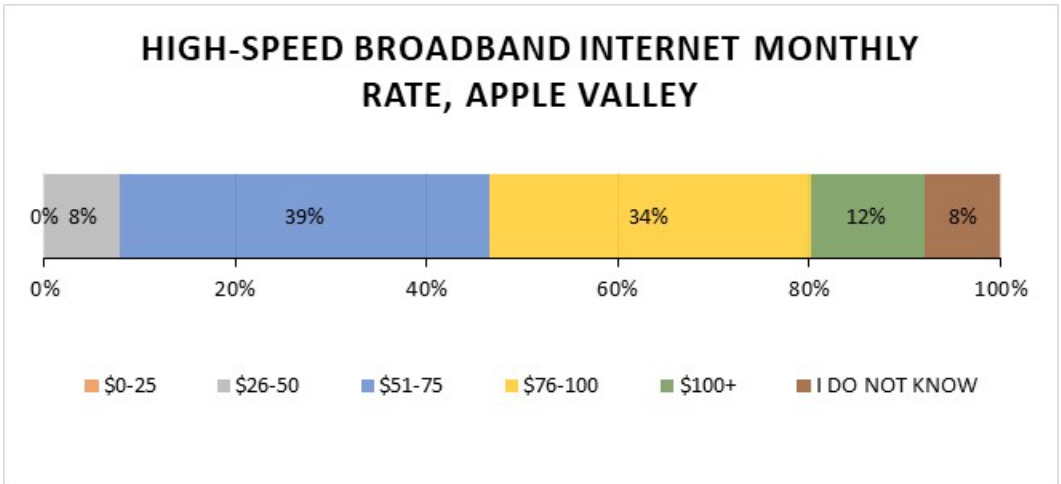


Figure 57: Resident Survey

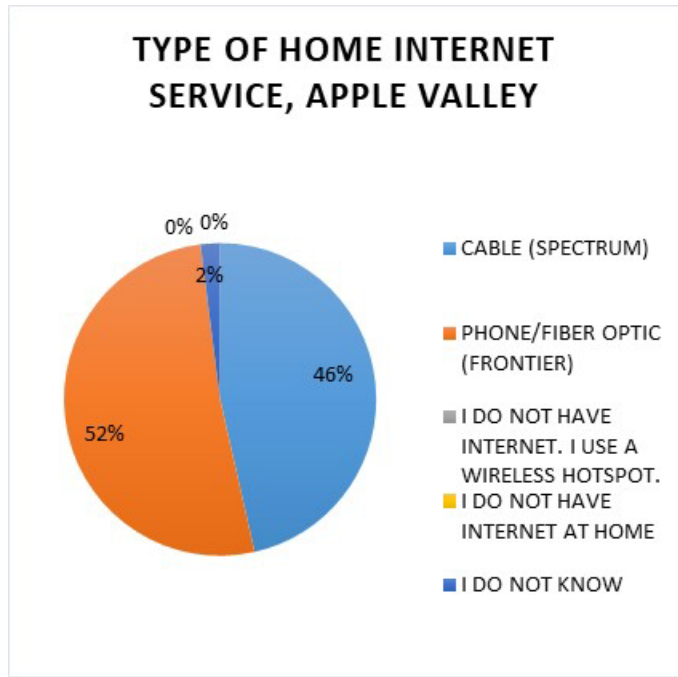


Figure 58: Resident Survey

MA-65 HAZARD MITIGATION

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The Town of Appley Valley’s Hazard Mitigation Plan has been approved by Cal OES, FEMA, and Town Council. The Plan is based on extensive research and community engagement and intended to mitigate the effects of natural disasters and return to “the norm” sooner, while also building back better so the community is more advantageously positioned for future disasters. Such planning is required by FEMA in order to receive federal disaster mitigation funds.

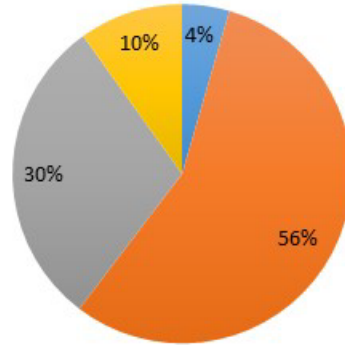
Through multivariate analysis Apple Valley’s risks were quantified and ranked. From greatest to least those risks are: earthquake, fire, flood, and climate change. Apple Valley’s mitigation goals for those risks are as follows:

- All Hazard: Improve emergency services management capability
- Earthquake/ Geological Hazards: The protection and safety of human life, land, and property from the effects of seismic and geotechnical hazards shall be increased.
- Wildfire: Reduce fire risk in open spaces through vegetation management policies.
- Flood: Protect lives and property from flooding hazards through a comprehensive system of flood control facilities throughout the Town.
- Climate Change: Reduce the impacts of climate change on the Town and limit human activities that change the atmosphere’s makeup.

Describe the vulnerability of housing occupied by low- and moderate-income households to these risks.

Most of the respondents to the Resident Survey feel somewhat prepared for a disaster (Figure 59). Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazards. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at a greater risk during extreme weather events such as extreme heat events.

NATURAL DISASTER PREPAREDNESS, APPLE VALLEY



■ EXTREMELY PREPARED ■ SOMEWHAT PREPARED
■ SOMEWHAT UNPREPARED ■ EXTREMELY UNPREPARED

Figure 59: Resident Survey

Strategic Plan

SP-05 OVERVIEW

The Strategic Plan is a guide for the Apple Valley-Victorville Consortium to establish its housing, community and economic development priorities, strategies and goals for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from HUD over the next five years, beginning July 1, 2022, and ending June 30, 2026. The priority needs and goals established in this Strategic Plan are based on analysis of information including the results of the 2022 Resident and Stakeholder Surveys, focus groups, and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2013-2017 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income people, persons with special needs and those at risk of homelessness.

In consideration of community input and available data, the five priority needs listed below are established as part of this Strategic Plan.

- Supportive services for the homeless and those at risk of homelessness
- Human services
- Housing programs
- Accessibility and mobility
- Economic development including employment opportunities

Consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG- and HOME-funded activities aligned with the following nine measurable Strategic Plan goals as elaborated in Section SP-45:

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1.	Provide suitable living environments	Homeless Non-Homeless Special Needs	Supportive services for the homeless and those at risk of homelessness Human services	Public service activities other than Low/ Moderate-Income Housing Benefit: 1,841 people
2.	Affordable Housing	Affordable housing	Housing programs	Direct financial assistance to homebuyer: 5 Households assisted Homeowner Housing Rehabilitated: 118 Households assisted Housing Code Enforcement/ Foreclosed Property Care: 5,000 Housing Units assisted Housing for homeless added: 1 housing unit, 18 people Homeowner rehab added: 15 housing units

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
3.	Increase access to essential services and amenities	Non-Homeless Special Needs	Accessibility and Mobility Human services	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing: 2,000 people assisted Public service activities other than Low/ Moderate- Income Housing Benefit: 45 people 15 businesses assisted

Table 57 - Strategic Plan Summary

Historically, the Consortia has used CDBG funding to support activities that meet one of the goals or similar goals established in the prior Consolidated Plan. Over the next five years, the Consortia will continue to support public services through CDBG public service grants and other local funds that meet the goals of this Strategic Plan.

The Consortium has established the following priority ranking system for housing and community development activities to be funded over the next five years:

- **High Priority:** Activities meeting a high priority Strategic Plan Goal are expected to be funded during the 2022-2026 period.
- **Low Priority:** Activities meeting a low priority Strategic Plan Goal may be considered for funding if sufficient funds are available after high priority activities are funded, up to but not exceeding the five-year goal outcome indicator set forth in this Strategic Plan.

SP-10 GEOGRAPHIC PRIORITIES

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

According to data from the 2013-2017 American Community Survey 5-Year Estimates in HUD's eCon Planning Suite for the Consolidated Plan, the household median income in Apple Valley is \$50,907 and in Victorville it is \$47,895.

The Consortia will use a place-based strategy to distribute funding. 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. Where appropriate the Annual Action Plan will direct investment geographically to an area benefit neighborhood. The area benefit category is the most used national objective for activities benefitting a residential neighborhood. An area benefit activity is one that benefits all residents, where at least 51 percent are low- and moderate-income. Public infrastructure improvements are an area benefit activity when they are in a predominantly low- and moderate-income neighborhood.

SP-25 PRIORITY NEEDS

Priority Need	Supportive services for the homeless and those at risk of homelessness
Priority Level	High
Population	Extremely Low-; Large Families; Families with Children; Elderly Chronically homeless; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS, Victims of Domestic Violence; Unaccompanied Youth;
Geographic Areas	Town-wide, Consortium-wide
Associated Goals	Provide suitable living environments
Description	The Apple Valley-Victorville Consortium holds this as a high priority and will support public service activities which help prevent homelessness and support efforts for a structured path to stable housing for individuals and families who become homeless. This priority will be addressed with CDBG and other public funds along with contributions from the private sector.
Basis for Relative Priority	According to the 2020 Point-In Time Count, there were 2,842 people living in homelessness, the majority (2,365) of whom were unsheltered. Across all focus group the need for wrap around homeless services and facilities were identified as a high priority need. The homeless service providers and food bank focus group spoke directly to the expansive and complicated needs of those who are homeless and at risk of homelessness. Homeless services were identified by residents in the 2022 Consolidated Plan survey and in consultation with community stakeholders as both in high need and a high priority.
Priority Need	Human services
Priority Level	High
Population	Extremely Low; Low; Moderate, Large Families; Families with Children; Elderly; Public Housing Residents Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Persons with HIV/ AIDS and their Families; Victims of DV; Non-Housing Community Development
Geographic Areas	Town-wide; Consortium-wide

Associated Goals	Provide suitable living environments
Description	The Consortium holds this as a high priority and will support public service activities which help support individuals and family's development. This priority will be addressed with CDBG and other public funds along with contributions from the private sector.
Basis for Relative Priority	<p>The Apple Valley-Victorville Consortium Strategic Plan for calls for a range of services for low- and moderate-income residents and those with special needs as a high priority. The top four highly needed and highest priority public services, excluding homeless services, according to the 2022 Consolidated Plan Resident Survey, are as follows: health care, anti-crime, mental health, and youth services. The need for public services will be addressed with CDBG and other public funds along with contributions from the private sector.</p> <p>Throughout San Bernardino County, including Victorville, maintaining mental health, and appropriate services for youth including abandoned and neglected children is a high priority.</p> <ul style="list-style-type: none"> - Nearly 17 percent of San Bernardino County residents had mental illness in 2017, and only about eight percent received mental health services, according to the U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration (SAMHSA). - population, including children will have PTSD at some point in their lives. Applying those rates to the 121,720 residents of the Victorville, approximately 7,303 suffer from PTSD. - In Victorville children under the age of six are present in 4,890 households with incomes below 80 percent of AMI. - The National Center reports an estimated six percent of the
Priority Need	Housing programs
Priority Level	High
Population	<p>Extremely Low; Low; Moderate</p> <p>Large Families; Families with Children; Elderly; Public Housing Residents</p> <p>Chronically homeless; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS, Victims of Domestic Violence; Unaccompanied Youth</p> <p>Elderly; Persons with Physical Disabilities; Victims of Domestic Violence</p>
Geographic Areas	Town-wide; Consortium-wide
Associated Goals	Affordable housing
Description	Preservation and creation of new affordable housing is necessary to meet the housing needs in Victorville and the Apple Valley-Victorville

	<p>Consortium. Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units already affordable to low- and moderate-income households in the community. Create new housing affordable to extremely low-, low- and moderate-income households through development of subsidized rental housing.</p>
<p>Basis for Relative Priority</p>	<p>There are tens of thousands of households in the Apple Valley-Victorville consortium that experience housing cost burden and need more affordable housing. Almost 39 percent of the Apple Valley-Victorville consortium households that earn less than 50 percent of AMI are renters who experience a severe cost burden, making these households the most at risk of homelessness. Furthermore, for 16,115 households earning below 50 percent of AMI there are only 5,775 affordable units in the consortium. According to ACS and CHAS data, 19,649 households earning less than 80 percent of AMI are cost burdened— meaning those households pay more than 30 percent of income for housing costs and 10,980 households are severely cost burdened— meaning they pay more than 50 percent of income for housing costs.</p> <p>As the Consortia’s housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. Low- and moderate-income homeowners, as well as owners of multi-family properties, may not be financially positioned to properly maintain their investments. Homeowners and renters who have fixed incomes may struggle to keep up their homes and be unable afford an increase to their rent.</p> <p>The age and condition of the Consortium’s housing stock is an important indicator of potential rehabilitation needs. Almost 79 percent of housing in the Apple Valley-Victorville consortium has been constructed since 1980. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 20 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.</p> <p>According to CHAS data showing the year housing units were built categorized by owner and renter tenure:</p> <ul style="list-style-type: none"> • Built 2000 or later 12,190 or about 37 percent of the 32,975 owner-occupied housing units; • Built 1980-1999 15,245 or 46 percent of the 32,975 owner occupied housing units; • Built 2000 or later 6,735 or approximately 29 percent of the 23,575 renter-occupied housing units; and • Built 1980-1999 10,475 or 50 percent of the 23,575 renter occupied housing units.

	<p>In the Apple Valley-Victorville consortium, of units constructed before 1980 occupied by households earning below 80 percent of AMI, about 46 percent (5,425 households) are renters and 20 percent (2,389 households) are owners.</p> <p>Throughout the Apple Valley-Victorville Consortium and in Victorville specifically residents and stakeholders expressed need for housing services and expanded/ improved types of housing through focus groups and surveys. Focus group participants voices the overall need for affordable housing and the specific needs for senior housing, rental rehab, and utility assistance. The surveys show a high need for the following housing services: rehab program encompassing energy efficient improvements and general rehab as well as code enforcement. The surveys show affordable rental housing and senior housing are in the top three highest priority and most highly needed types of housing facilities</p>
Priority Need	Accessibility and mobility
Priority Level	High
Population	
Geographic Areas	Town-wide; Consortium-wide
Associated Goals	Increase access to essential services and amenities
Description	Develop and support efforts to improve mobility in the community; identify and remove barriers that impede accessibility; support transit systems, mass and specialize, that enable residents to access destination for employment, education, and other essential purposes; support collaborative efforts to improve community and regional transit.
Basis for Relative Priority	<p>Focus group participants voiced the need for improved mobility within the town and access to points beyond the town.</p> <p>Areas where high concentrations of Hispanic residents live have limited access to opportunities and amenities due, in part, to the confluence of lack of public investment in specific areas with location of affordable housing.</p>
Priority Need	Economic development including employment opportunities
Priority Level	High
Population	<p>Extremely Low; Low; Moderate</p> <p>Elderly</p> <p>Individuals</p> <p>Veterans</p>

	Victims of Domestic Violence
Geographic Areas	Town-wide; Consortium-wide
Associated Goals	Increase access to essential services and amenities
Description	Support economic growth and opportunities for economic engagement for extremely low-, low- and moderate-income residents. This priority will be addressed with CDBG and other public funds along with contributions from the private sector.
Basis for Relative Priority	<p>Based on the results of the Consolidated Plan Resident Survey and input from community workshops and consultations, the Consortium places a high priority on employment training, startup assistance, and loans/grants to small businesses owned and operated by low- and moderate-income residents as a pathway out of poverty. This priority will be addressed with CDBG and other public funds along with contributions from the private sector.</p> <p>The highly contagious nature of COVID-19 and the scale of illness and death has had significant ripple effects on the economy. In the spring of 2020, unemployment rates in the United States reached the highest levels since the United States Bureau of Labor Statistics (BLS) began recording this data. According to the BLS, unemployment rates peaked at 14.2 percent in San Bernardino County and 13.4 percent in Apple Valley in April 2020. Those rates have fallen to 5.2 and 5.9 percent, respectively, as of December 2021, unemployment is still above pre-pandemic levels. Health and safety guidelines and requirements continue to change as the coronavirus evolves and the scientific community learns more about the virus. Employers and workers are required to constantly learn and reevaluate changing situations.</p>

Table 58 – Priority Needs Summary

Narrative (Optional)

The Consortium will incorporate the above goals along with specific needs identified through community engagement in considering funding applications for each of its five Action Plans covered by the 2022-2026 Consolidated Plan.

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

SP-30 INFLUENCE OF MARKET CONDITIONS

Table 59 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>Due to the small difference between median rental contract relative to LOW HOME in both Apple Valley and Victorville the Consortium will focus most resources on preserving and expanding the affordable housing stock in a more permanent capacity. In 2015, the median rental contract in Apple Valley was \$826, this was \$54 over the LOW HOME rate for a 2-bedroom unit. In Victorville, during the same period, the median rental contract was \$1,062, \$21 over the LOW HOME rent for a 4-bedroom unit.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>The Consortium may use TBRA for special needs populations or in emergency circumstances; however, the Consortium will focus most resources on preserving and expanding the affordable housing stock in a more permanent capacity.</p> <p>Many elderly and disabled households have fixed incomes. According to the ACS, in 2017 9,225 households with at least one person over the age of 62 had incomes below 80 percent of AMI. And over 77 percent of 8,157 residents aged 18-64 with a disability were not in the labor force.</p>
<p>New Unit Production</p>	<p>Based on land and development costs, it is more cost effective to subsidize the development of affordable multifamily rental units than to subsidize home purchase loans or the construction of single-family residences. In consideration of the lack of funding to completely address the need for affordable housing, the creation of new affordable housing during the Consolidated Plan will focus on rental housing units where other sources of funds may be leveraged to bring the per-unit development cost to the HOME program well below \$100,000 per unit. The cost of land, labor and materials affects the total development costs and the number of units that the Consortium can support in any given year.</p>
<p>Rehabilitation</p>	<p>The Consortium will invest HOME and CDBG funds in the Residential Rehabilitation Program as a cost-effective means of preserving the supply of ownership housing. Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Thousands of Apple Valley-Victorville households are cost burdened and likely eligible for newly acquired and rehabilitated affordable housing units. The Consortium will consider applications from affordable housing nonprofit organizations including Community Housing Development Organizations to use CDBG or HOME resources during the period of this Consolidated Plan to acquire or preserve housing units to create additional affordability in the community.

Table 60

SP-35 ANTICIPATED RESOURCES

Introduction

During the five-year period of the Consolidated Plan from July 1, 2022, to June 30, 2026, the Consortia anticipates investing an estimated \$7.1 million of CDBG and HOME funds to support the goals of this Strategic Plan. The annual allocations are subject to federal appropriations and changes in demographic data used in HUD’s formulas for each respective program.

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$618,678			\$618,678	\$2,474,712	Based on 2021 FY allocation from HUD.
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,005,227			\$1,005,227	\$3,014,779	Based on 2021 FY allocation from HUD.

Table 61- Anticipated Resources

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

The Town of Apple Valley and the City of Victorville are HOME Consortium members. The Consortium is expected to receive HOME funding which can be leveraged with CDBG funding if used for affordable housing. The Town of Apple Valley will leverage HOME funding if future projects are presented during the next five years. 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 Consortium has been identified by HUD as a fiscally distressed jurisdiction and has been granted a 100 percent match reduction for the fiscal year 2021-2022. The Consortium expects this designation to occur in 2022-2023 as well.

Depending on the financing structure of a given activity, it may be advantageous for the Consortium to use CDBG funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

State Resources

- State Low-Income Housing Tax Credit Program
- State Permanent Local Housing Allocation
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- San Bernardino County CoC

- Housing Authority of San Bernardino County (HASBC)
- Southern California Home Financing Authority (SCHFA)
- Town of Apple Valley General Fund

Private Resources

- Federal Home Loan Bank, Affordable Housing Program
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

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

N/A

Discussion

The Consortium will utilize approximately \$7.1 million of CDBG and HOME funds during the Consolidated Plan period to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, provide public services to low- and moderate-income residents including those with special needs, address homelessness, and improve public facilities and infrastructure to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

Table 63 provides an overview of the institutional structure through which the Consortium will carry out its Consolidated Plan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Victorville	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Apple Valley	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
San Bernardino County Continuum of Care	Continuum of care	Homelessness Planning	Other
Housing Authority of the County of San Bernardino	PHA	Homelessness Public Housing Rental	Region
Inland Fair Housing and Mediation Board		Ownership Rental	Region

Table 62- Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in the Apple Valley-Victorville Consortia is high-functioning and collaborative—particularly the relationship between local

government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. The primary gap in the delivery system is inadequate resources to address all documented needs. As a result, even projects with a high priority may have to wait to be funded as listed institutions continue to seek additional funding sources.

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X		
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Table 63 - Homeless Prevention Services Summary

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

The Consortia participates in the San Bernardino County’s Continuum of Care (COC), which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional 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 Victorville currently funds to assist the homeless.

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

The Consortia has a long track record of successful partnerships among public and private sector entities. The delivery system for the HUD grant program is no exception. Communication and cooperation is strong between the Consortium the San Bernardino County Homeless Coalition, including partner agencies, and the Housing Authority of the County of San Bernardino. Apple Valley and Victorville staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

The single most significant gap in the service delivery system remains the lack of available funding to support local programs in the Consortium for special needs populations and persons experiencing homelessness. This funding is limited to 15 percent of the annual allocation of CDBG funds. The Consortium is not a direct recipient of Emergency Solutions Grant (ESG) funds; therefore, most of the HUD funding to address homelessness is available through the San Bernardino County Continuum of Care. State funding has been reduced with several years of fiscal challenges for the State of California and Town funds for this purpose are limited. It has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

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

To address the lack of resources necessary to fully address the needs of special needs populations and persons experiencing homelessness, the Consortia continues to work with its nonprofit service providers to explore alternate funding sources and encourages the identification of alternate revenue streams.

The City of Victorville is undertaking several initiatives to address homelessness and housing instability. In December 2021, the City announced it was awarded a \$28 million Homekey award from the California Department of Housing and Community Development for the construction and operational support of its Wellness Center Campus. The campus is a critical component of the City's strategy to reduce homelessness. Combining a low-barrier emergency shelter, recuperative care facility, medical clinic, interim housing, and wraparound support services. Construction is expected to begin in 2022.

SP-45 GOALS SUMMARY

Table 64 – Goals Summary

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Provide suitable living environments	2022-2026	Homeless Non-Homeless Special Needs	Town-wide, Consortia-wide	Supportive services for the homeless and those at risk of homelessness Human services	CDBG: \$350,407	Public service activities other than Low/Moderate-Income Housing Benefit: 1,841 people
<p>Description: Support assistance to 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 assistance to non-homeless special needs populations</p>						
Affordable housing	2022-2026	Affordable Housing	Town-wide, Consortia-wide	Housing programs Homeless	CDBG: \$1,120,000 HOME: \$3,618,005	Direct financial assistance to homebuyer: 5 Households assisted Homeowner Housing Rehabilitated: 118 Households assisted Housing Code Enforcement/Foreclosed Property Care: 5,000 Housing Units assisted Housing for homeless added: 1 housing unit, 18 people Homeowner rehab added: 15 housing units
<p>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.</p>						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase access to essential services and amenities	2022-2026	Non-Housing Community Development Non-Homeless Special Needs	Town-wide, Consortia-wide	Accessibility and Mobility Human Services Economic development, including job opportunities	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing: 2,000 people assisted Public service activities other than Low/Moderate-Income Housing Benefit: 45 people 15 businesses assisted
<p>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.</p>						
Admin	2022-2026	Non-Housing Community Development	Town-wide	Accessibility and Mobility Human Services Economic development, including job opportunities Supportive services for the homeless and those at risk of homelessness	CDBG: \$618,678 HOME: \$402,001	N/A

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				Human services Housing Programs		
<p>Description: Provide for the timely and compliant administration of the CDBG, ESG, and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals</p>						

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

State law required jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA) the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for the cities within its jurisdiction, which include the Town of Apple Valley and the City of Victorville. RHNA determination for the Town of Apple Valley and the City of Victorville for the 2021-2029 period is to provide adequate sites for the following:

	Total	Very-low Income	Low Income	Moderate Income	Above-moderate Income
Apple Valley	4,290	1,086	600	747	1,857
Victorville	8,165	1,735	1,136	1,504	3,790

Table 65

Data Source: SCAG 6th Final RHNA Allocation Plan (approved by HCD on 3/22/21 and modified on 7/1/21)

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

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

There are no public housing units in the Consortia. Throughout the Consortium public housing units have been converted to housing choice vouchers. According to the HACSB's 2020 Annual Report there is one unit of public housing in Apple Valley and none in Victorville. Throughout the Consortia there are units in which the Housing Authority holds an ownership interest.

	Voucher Program	Public Housing Units	Authority-Owned Units	LLC and LP Units	Housing Partners I., Inc.
Apple Valley	289	1	37	0	29
Victorville	783	0	168	98	153

Table 66

Data Source: HACSB 2020 Annual Report, Accessed from <https://hacsb.com/publications/> in February 2022.

Activities to Increase Resident Involvement

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 2022 Annual Plan*).

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

HACSB is in good standing. It is not designated as troubled.

Plan to remove the 'troubled' designation

NA

SP-55 BARRIERS TO AFFORDABLE HOUSING

Barriers to Affordable Housing

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and 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, the 2022 Analysis of Impediments to Fair Housing Choice, Consolidated Plan Resident Survey, the 2021-2029 Housing Element and market analysis, the primary barriers to affordable housing in Temecula are

- housing affordability,
- the lack of monetary resources necessary to develop and sustain affordable housing,
- concentrations of racial and ethnic minorities,
- access to opportunities and exposure to adverse community factors, and
- housing issues.

These barriers are interconnected. Demand for affordable housing exceeds the supply, insufficient resources are available to increase the supply of affordable housing resulting in renter households carrying a housing cost burden in excess of 30 percent of AMI and/ or living in areas with low access to opportunities and high exposure to adverse community factors. In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

According to the 2022 AFH Apple Valley and Victorville residents in general have relatively low access to high performing schools and employment opportunities, and relatively high exposure to poverty in their neighborhoods. However, in Apple Valley, Black and Hispanic residents (especially those living below the poverty line), residents of Mexican origin, and families with children, are least likely to live in neighborhoods with high performing schools, high labor force participation, and high levels of human capital. While in Victorville Native Americans, particularly those living below the poverty line, appear to be least successful in accessing employment; Asian Pacific Islander residents have slightly less access to public transit and face slightly higher transportation costs; Hispanic residents, residents born in Mexico, and families with children disproportionately reside in racially or ethnically concentrated

areas of poverty. As Apple Valley-Victorville populations continues to change the Consortium should anticipate meeting the needs of a small and increasing proportion of the population with limited English proficiency, an aging population, and an increasingly diverse population.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for investment of a significant portion of CDBG and HOME funds for development of new and preservation of affordable rental housing units over the next five years. The Consortium no longer has access to Redevelopment Housing Set-Aside funds. It will continue to leverage CDBG and HOME funds to attract private and other available public resources.

To promote fair housing, the following goals have been established for Apple Valley and Victorville.

Goal	Program Marketing
Description	Both jurisdictions shall ensure that all HUD-funded programs are marketed in high poverty areas within their jurisdiction in manners that will be accessible to residents to ensure that low-income residents and high poverty neighborhoods have best access to all program activities.
Goal	Target Non-Housing Activities in Areas of High Poverty
Description	Both jurisdictions shall use CDBG funds to carry out non-housing activities (such as public works, public services, and economic development) in areas of high poverty. This may include carrying out activities Consortium-wide but promoting services in those areas or electing to target activities in these areas.
Goal	Monitor and Apply for Federal and State Funding to Increase Community Development and Housing Activities
Description	Both jurisdictions shall actively monitor new funding opportunities for additional community development and affordable housing activities. Unless there is specific justification not to apply, the jurisdictions shall apply for these funding streams.
Goal	Promote Fair Housing Education for Tenants and Homebuyers
Description	Both jurisdictions shall fund and promote fair housing training for tenants, homebuyers and potential homebuyers to ensure that residents are fully informed of their rights as it relates to housing.
Goal	Promote Fair Housing Education for Landlords and Realtors
Description	Both jurisdictions shall fund and promote fair housing training for landlords and realtors to ensure that they understand the fair housing requirements and rights of tenants and homebuyers. .
Goal	Maintain Fair Housing Resources on Website
Description	In collaboration with the fair housing provider for the jurisdiction, maintain a page on the jurisdiction website that provides access to fair housing resources and documents. Further, collaborate with the fair housing provider to promote trainings and other fair housing related events.
Goal	Maintain Housing and Community Development Resources List
Description	Establish and maintain a list of all housing and community development resources that is updated annually. This list may include services such as grant or loan programs for reasonable modifications and access to programs such as Meals on Wheels.

SP-60 HOMELESSNESS STRATEGY

Introduction

Preventing and ending homelessness is a HUD priority addressed regionally through coordination of strategies carried out locally by government agencies, community-based organizations, and faith-based groups. Consistent with this approach, the Consortium supports the efforts of San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness throughout the County. The Consortium will use CDBG and HOME funds from HUD to support local service providers with programs that provide homeless services and to expand the supply of affordable housing.

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

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

In addition, the Consortia works closely with Homeless Outreach and Proactive Enforcement (HOPE). The program is a proactive approach intended to ultimately reduce calls for services and other resources currently required by those experiencing homelessness. 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 or arrest, incarceration, and then release regarding homes related crimes.

Addressing the emergency and transitional housing needs of homeless persons

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

In addition, the Consortia's efforts will continue to look at the use of CDBG and HOME fund for local homeless facilities, as funding needs are analyzed.

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.

In support of COC efforts, this Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. The Consortium will also leverage CDBG and HOME funds to expand the supply of affordable housing.

The Consortia will continue to work with and refer resident 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 which offers 30 days of basic needs, case management, employment, and outreach services. The housing program operated in conjunction with the Housing Authority provides mental health services and long-term permanent housing for homeless mental ill residents or homeless residents with substance abuse disorders.

In December 2021, the City of Victorville announced it was awarded a \$28 million Homekey award from the California Department of Housing and Community Development for the construction and operational support of its Wellness Center Campus. The campus is a critical component of the City's strategy to reduce homelessness. Combining a low-barrier emergency shelter, recuperative care facility, medical clinic, interim housing, and wraparound support services. Construction is expected to begin in 2022.

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

The strategies discussed above will help low-income individuals and families avoid becoming homeless. The CDBG program will fund homelessness prevention programs. The Consortium has a strong institutional delivery system with multiple nonprofit partners willing and able to effectively administer homelessness prevention programs.

SP-65 LEAD BASED PAINT HAZARDS

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the Consortium to implement programs that protect children living in older housing from lead hazards.

Overall, the Consortium has a relatively new housing stock. Therefore, lead-based paint hazards are not an extensive issue. According to ACS data, about 79 percent of the housing stock was built after 1979, when the use of lead-based paint was outlawed, meaning that the residents of these homes should not be at risk of lead-based paint hazards. Only those units constructed prior to January 1, 1978, are presumed to have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

To reduce lead-based paint hazards, the Consortium takes the following actions:

- Include lead testing and abatement procedures, as required, in all residential rehabilitation activities falling under Strategic Plan Goal No. 2 for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Inland Fair Housing Council and the Town's residential rehabilitation activities.

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

Over time through testing and abatement, monitoring of public health data, and through public education, the public will have greater awareness of the hazards of lead-based paint to children. This will prompt homeowners, landlords, and parents of young children to proactively address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

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

In accordance with federal regulation the Town of Apple Valley and the City of Victorville have established policies regarding the identification of lead-based paint (LBP) hazards. Housing build prior to 1978 must undergo lead-based paint testing prior receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, they must be stabilized during the rehabilitation of the property. Abatement

must be performed by a certified lead-based paint assessor prior to the issuance of the Notice of Completion. The Consortia will continue to maintain policies and procedures to increase assess to housing without LBP hazards. CDBG and HOME funding is not provided until it is determined properties are free of LBP hazards.

SP-70 ANTI-POVERTY STRATEGY

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

Poverty continues to be a significant challenge in the Consortium. According to the 2013-2017 American Community Survey 5-Year Estimates, there are 39,938 residents living below the poverty level. Of these residents, 17,162, over a 42 percent, are children under the age of 18.

To meaningfully address this challenge, each of the goals included in the 2022-2026 Strategic Plan is aligned to support activities promoting the availability of affordable housing and provide essential services that directly benefit low- and moderate-income residents. In the implementation of the Strategic Plan, the Consortium will prioritize funding for activities that most effectively address these goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG and HOME activities meeting the goals established in this Strategic Plan will help to reduce the number of poverty-level families by:

- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness.
- Supporting expansion of housing affordable to low- and moderate-income households through development of new and preservation of existing housing.
- Supporting public services for low- and moderate-income residents including the elderly, veterans, those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG funds; and
- Support access to services, employment center, and amenities and mobility within the Consortium and to surrounding areas.
- Promoting economic opportunity for low- and moderate-income residents through workforce training and small business assistance.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide a pathway out of poverty for families who are ready to pursue employment and educational opportunities. In California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence, and mental illness.

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

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents to reduce the number of poverty-level families. For example, the goal affordable housing will increase and maintain housing available to families earning less than 30, 50 and 80 percent of AMI will provide additional affordable housing options for families transitioning from activities funded under the provide suitable living environments goal. The provide suitable living environments goals will each fund activities targeted to families in poverty and other low- and moderate-income households with specific service needs. Providing this range of targeted services allows low- and moderate-income residents in Victorville with opportunities to rise from poverty and become more self-sufficient.

SP-80 MONITORING

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

To ensure CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the Consortia provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year. The Town of Apple Valley monitors is CDBG allocation and the Consortium's HOME allocation.

Technical Assistance

To enhance compliance with federal program regulations, the Town provides an annual Notice of Funding Availability workshop to review the Strategic Plan goals, program requirements and available resources with potential applicants. After the Action Plan is approved, a mandatory subrecipient workshop is held to review program regulations in detail, to provide useful forms and resources for documenting compliance and to review the Town's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout a program year.

Activity Monitoring

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the

subrecipient is complying with the program regulations and Town contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the Town's with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above as soon as compliance concerns are identified.

For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements and may include annual monitoring to ensure renter occupied units' household income, rent and utility allowance comply with applicable limits pursuant to the affordability covenant. For HOME funded activities, annual monitoring is undertaken to ensure renter occupied unit household income, rents, and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

2022-2023 Action Plan

AP-15 EXPECTED RESOURCES

During the five-year period of the Consolidated Plan from July 1, 2022, to June 30, 2026, the Town of Apple Valley anticipates investing an estimated \$3.1 million of CDBG funds and the Consortia anticipates investing \$4 million in HOME funds to support the goals of this Strategic Plan. The annual allocation of CDBG and HOME is subject to federal appropriations and changes in demographic data used in HUD’s formulas for each respective program.

If Congress does not complete the appropriations process for HUD’s FY2022 appropriation prior to the thirty-day public review process for the Draft Action Plan and final public hearing in April and Consortium funding is either increased or decreased from what is presented in the Draft Action Plan, no additional public review will be required. Instead, staff will inquire of each agency with Town Council-approved public services activities and determine if the agency will be able to implement their program with the budget change. Once the Town has determined the number of agencies willing to proceed with their program, staff will proportionately increase or decrease all agencies’ grant awards.

For the 2022-2023 Program Year, the Town anticipates receiving and will allocate in the Annual Action Plan an estimated \$618,678 of CDBG funds and \$1,005,227 of HOME funds to program activities that will be implemented from July 1, 2022, to June 30, 2023. There are no available prior year resources or program income generated from Residential Rehabilitation Program loan payoffs.

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$618,678			\$618,678	\$2,474,712	Based on 2021 FY allocation from HUD.

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,005,227			\$1,005,227	\$3,014,779	Based on 2021 FY allocation from HUD.

Table 67 -Anticipated Resources

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

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

In addition, the Consortia may leverage CDBG with HOME 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 2021-2022. The Consortia expects this designation to occur in the 2022-2023 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 2020-2021 program year the Town will look at potentially utilizing these lots to address the affordable housing needs represented in this AAP.

Discussion

The Town of Apple Valley shares overall responsibility for meeting the priority needs identified in the Strategic Plan with many other organizations. The Town is responsible for using CPD entitlement funds to address the needs of low- and moderate-income residents. Other Town departments and organizations provide services to low- and moderate-income residents by utilizing funding from federal, state, local and private resources.

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Provide suitable living environments	2022-2023	Homeless Non-Homeless Special Needs	Town-wide, Consortia-wide	Supportive services for the homeless and those at risk of homelessness Human services	CDBG: \$119,200	Public service activities other than Low/Moderate-Income Housing Benefit: 445 people
Description: Support access to food, shelter, and fair housing.						
Affordable housing	2022-2023	Affordable Housing	Town-wide, Consortia-wide	Housing programs Homeless	CDBG: \$200,000 HOME: \$723,601	Homeowner Housing Rehabilitated 13: Household Housing Unit
Description: Transitional shelters; rehabilitation owner occupied and rental; code enforcement activity to improve neighborhood aesthetics and values; reduce overcrowding in occupied properties						Housing for homeless added: 1 housing unit Housing for the homeless added 18 households Housing code enforcement 1,000 household housing units Homeowner housing rehab 3 households

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase access to essential services and amenities	2022-2023	Non-Housing Community Development Non-Homeless Special Needs	Town-wide, Consortia-wide	Accessibility and Mobility Human Services Economic development, including job opportunities	CDBG: \$0	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 people assisted
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.						
Administration	2022-2023	N/A	Town-wide; Consortium-wide	N/A	CDBG: \$1233,736 HOME: \$80,400	N/A
Description: Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the Town to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals						

Table 68 – Goals Summary

AP-35 PROJECTS

Introduction

To address the high priority needs identified in the Strategic Plan, the Town of Apple Valley will invest CDBG, and the Consortium will invest HOME funds in projects to preserve existing affordable housing, provide fair housing services, provide services to low- and moderate-income residents including youth and seniors, provide services to residents with special needs and prevent and abate homelessness. Together, these projects will address the needs of low- and moderate-income Apple Valley and Consortium residents.

2022-2023 Projects	
1.	Lighthouse Food Pantry
2.	Feeding Apple Valley
3.	Homeless Shelter and Related Services
4.	Fair Housing Services
5.	Orenda House
6	Residential Rehabilitation Program
7	Code Enforcement
8	CHDO Set-Aside
9	Acquisition rehab non-congregant shelter
11	Microenterprise assistance
12	Senior Home Repair Program
13	Hughes Training and Development
14.	Program Administration, TOAV
15	Program Administration, COV

Table 69 – Project Information

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

Based on the Strategic Plan, the Town and Consortium are allocating 100 percent of i non-administrative CDBG and HOME investments for program year 2022-2023 to projects and activities that benefit low- and moderate-income people. The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources.

AP-38 PROJECT SUMMARY

1	Project Name	Lighthouse Food Pantry
	Target Area	Town-wide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Supportive services for the homeless and those at risk of homelessness Human services
	Funding	\$15,000
	Description	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 Saturday) from 10 A.M. - 1 P.M.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	Public service activities other than Low/Moderate Income Housing Benefit: 100 persons assisted
	Location Description	
	Planned Activities	Personnel & Non-Personnel
2	Project Name	Feeding Apple Valley
	Target Area	Town-wide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Supportive services for the homeless and those at risk of homelessness Human services
	Funding	\$14,200
	Description	The program will provide food to low-income seniors (62+), homeless and disabled adults. The agency desires to supply both bagged groceries and protein to residents as an integral part of the program. The program will also have monthly food deliveries and special Holiday food meals (i.e., Thanksgiving, Christmas and Easter).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	Public service activities other than Low/Moderate Income Housing Benefit 300 Persons Assisted
	Location Description	
	Planned Activities	Non-Personnel
3	Project Name	Homeless Shelter and Related Services
	Target Area	Town-wide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Supportive services for the homeless and those at risk of homelessness Human services
	Funding	\$20,000

	Description	The program will provide shelter and shelter services/case management to help beneficiaries set short- and long-term goals, start a savings plan, develop a job search plan, put together application information, develop a resume and work on interview skills.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	Homeless Person Overnight Shelter 30 Persons Assisted
	Location Description	
	Planned Activities	Personnel and Non-personnel
4	Project Name	Fair Housing Services
	Target Area	Town-wide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Supportive services for the homeless and those at risk of homelessness Human services
	Funding	\$20,000
	Description	The program will provide education, outreach, and enforcement activities to affirmatively further fair housing. Residents will receive assistance obtaining remedy for violations of their federal and state fair housing rights through investigation, mediation, and other enforcement activities.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	Public service activities other than Low/Moderate Income Housing Benefit 9 Persons Assisted
	Location Description	
	Planned Activities	
5	Project Name	Orenda House
	Target Area	Town-wide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Supportive services for the homeless and those at risk of homelessness Human services
	Funding	\$10,000
	Description	The program will assist disabled and homeless veterans seeking support to achieve stability after military service. The program offers a "home-like" residential setting. Beneficiaries will be offered shared rooms, clothes, food and supportive services. Additional services include but are not limited to: case management, rent, food, clothing, resources, guidance and supportive services for rehabilitation and recovery focused on five distinct areas: Healthy Living, Nutrition, Education, Career Development and Volunteerism.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit	Homeless Person Overnight Shelter 15 Persons Assisted
	Location Description	
	Planned Activities	Non-Personnel
6	Project Name	Residential Rehabilitation Program
	Target Area	Town-wide
	Goals Supported	Affordable housing
	Needs Addressed	Housing program
	Funding	CDBG: \$200,000
	Description	The program will provide financial assistance to rehabilitate low-income single family owner-occupied homes. Such improvements will address health and safety concerns as well as code violations.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	Homeowner Housing Rehabilitated 9 Household Housing Unit
	Location Description	
	Planned Activities	Personnel, Non-Personnel & Capital
7	Project Name	Code Enforcement
	Target Area	Town-wide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Housing programs
	Funding	\$40,000
	Description	
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	1,000 household housing units
	Location Description	
	Planned Activities	Personnel and staff
8	Project Name	HOME CHDO Set-Aside
	Target Area	Consortium-wide
	Goals Supported	Provide suitable living environments
	Needs Addressed	Housing programs
	Funding	HOME: \$120,601
	Description	
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit	3 households
	Location Description	
	Planned Activities	
9	Project Name	Acquisition rehab non-congregant shelters
	Target Area	Town-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing programs
	Funding	HOME: \$400,000
	Description	
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	1 housing unit
	Location Description	
	Planned Activities	Acquisition and rehab
11	Project Name	Microenterprise assistance
	Target Area	Town-wide
	Goals Supported	Increase access to essential services and amenities
	Needs Addressed	Economic development including employment opportunities
	Funding	\$175,743
	Description	Façade improvement
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	5 business assisted
	Location Description	
	Planned Activities	
12	Project Name	Senior Home Repair Program
	Target Area	Consortium-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Programs
	Funding	HOME: \$131,561
	Description	Homeowner housing rehab to address health and safety issues
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit	9 households assisted
	Location Description	
	Planned Activities	
13	Project Name	Hughes Training and Development
	Target Area	Consortium-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Programs
	Funding	HOME \$272,665
	Description	Transitional housing development
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	18 households
	Location Description	
	Planned Activities	
12	Project Name	Program Administration TOAV
	Target Area	Town-wide
	Goals Supported	Provide suitable living environments Affordable housing Increase access to essential services and amenities
	Needs Addressed	Supportive services for the homeless and those at risk of homelessness Human services Housing program Accessibility and mobility
	Funding	CDBG:\$123,736, HOME:\$53,452
	Description	Provide for the timely and compliant administration of the CDBG, ESG, and HOME programs in accordance with HUD policy and federal regulations. HUD requires the Town to represent Administration funds as a "goal" within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	
	Location Description	
	Planned Activities	
13	Project Name	Program Administration COV

Target Area	Citywide
Goals Supported	Affordable housing
Needs Addressed	Housing Programs
Funding	HOME \$26,948
Description	Provide for the timely and compliant administration of the CDBG, ESG, and HOME programs in accordance with HUD policy and federal regulations. HUD requires the Town to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals
Target Date	6/30/2022
Estimate the number and type of families that will benefit	
Location Description	
Planned Activities	

Table 70- Project Summary Information

AP-50 GEOGRAPHIC DISTRIBUTION

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

The 2022-2026 Consortia Consolidated Plan does not identify specific targeted geographic areas. All CDBG and HOME funds will be directed toward activities benefitting low- and moderate-income residents, town-wide and all Consortium funds will be directed toward activities benefitting low- and moderate-income residents consortium-wide.

Target Area	Percentage of Funds
Consortium-wide	100%

Table 71 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Based on the Strategic Plan, the Town and Consortium are allocating 100 percent of non-administrative CDBG and HOME investments for program year 2022-2023 to projects and activities that benefit low- and moderate-income people town- and consortium-wide.

AP-55 AFFORDABLE HOUSING

Introduction

The 2022-2026 Strategic Plan provides the framework for investing CDBG and HOME funds in the Town and throughout the Consortium. Housing programs are a high priority need and will be addressed by activities performed under the affordable housing goal.

Expand the Supply of Affordable Housing

Based on evaluation of ACS and CHAS data, there is a high need for additional rental housing units affordable for households earning less than 80 percent of AMI. Of the households earning 0-80 percent of AMI, 30,629 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Furthermore, 10,980 of those households are considered severely cost burdened— meaning they pay more than 50 percent of their income for housing. Within the severely cost burdened households, 6,680 are renters and most of those households (6,255) earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

One Year Goals for the Number of Households to be Supported	
Homeless	18
Non-Homeless	13
Special-Needs	0
Total	31

Table 72 - 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	18
Rehabilitation of Existing Units	13
Acquisition of Existing Units	1
Total	32

Table 73 - One Year Goals for Affordable Housing by Support Type

Discussion

The Town currently operates the Residential Rehabilitation Program with CDBG and HOME funds. The NSP program is wrapping up. Many of these programs do not provide adequate funding to administer the projects, and some with no administrative funding at all, the Town’s general fund provides some relief to cover these costs.

AP-60 PUBLIC HOUSING

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 some states.

There are no public housing units in Victorville and one unit in Apple Valley, according to the HACSB's 2020 Annual Report. All public housing programs consist of housing choice and project-based vouchers administered by the HACSB. Over 5,000 housing choice vouchers are administered throughout San Bernardino County. Of these, 289 were issued to Apple Valley residents and 783 were issued to Victorville residents. HACSB monitors all units to ensure they are in adequate condition, meeting the Section 8 Housing Quality Standards (HQS).

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

The most pressing need is the high demand for affordable housing throughout the county. This is documented by over unduplicated 50,000 households on waitlist for HACSB housing assistance.

Beyond the need for affordable housing, HACSB seeks to address the needs of residents to gain access to service programs such as: Job training and placement and self-sufficiency.

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 2020 Annual Plan*).

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

Not applicable. HACSB is designated as a High Performing PHA.

Discussion

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Introduction

The Town and Consortium will invest CDBG and HOME funds during the 2022-2023 Program Year to address high priority needs identified in the Consolidated Plan including supportive services of the homeless and those at risk of homelessness, human services, and housing programs that conduct street outreach, provide rapid re-housing assistance, prevent homelessness through short- and medium-term assistance to keep residents at-risk of homelessness housed. The Town will also invest CDBG funds to address individuals and families with special needs, including victims of domestic violence and frail elderly persons.

Homelessness Services

The January 2020 Point-In-Time Homeless Count revealed on any given night in San Bernardino County, approximately 2,842 people are homeless, down from 3,125 counted in a prior effort undertaken in January 2019. On January 28, 2020, 477 people in shelters and 2,365 people without shelter.

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 2020-2021 program year, the Town will utilize CDBG funds to program dollars to homelessness prevention services provided by agencies such as High Desert Homeless Services, Inc., Christ the Solid Rock, Feed My Sheep in the High Desert, the Orenda Veterans Project, and Inland Fair Housing and Mediation Board, 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 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.

The Consortia’s one-year goal is to provide suitable living environments for residents by engaging in street outreach and engagement activities to reach homeless populations.

To reach out to unsheltered homeless persons and assess their individual needs for the purpose of connecting them with available shelter, housing and services, the Town of Apple Valley and the Consortia will provide information and referrals — primarily to 2-1-1 of San Bernardino County. To reduce and end homelessness, the Town will provide CDBG public service funds to the following activities:

- Christ the Solid Rock: Lighthouse Food Pantry
- Feed My Sheep in the High Desert: Feeding Apple Valley
- High Desert Homeless Services: Homeless Shelter and Related Services
- Inland Fair Housing and Mediation Board: Fair Housing Services
- Orenda Veterans Project: Orenda House

Furthermore, the Town will provide capital improvement funding for the acquisition and rehab of a structure for use as a non-congregant homeless shelter (HOME)

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortia’s one-year goal is to provide suitable living environments to residents by partnering with agencies that support homeless populations and reviewing policies related to emergency shelter and transitional housing needs. To address the emergency shelter and transitional housing needs of homeless persons, the Town supports High Desert Homeless Services and Orenda House which provide shelter and related services to the general homeless population and the veteran subpopulation.

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

The Consortia’s one-year goal is to provide suitable living environments for residents by funding and partnering with agencies that support homeless and at risk of

homelessness populations. To address the needs of homeless families, families with children, veterans and their families, the Town supports High Desert Homeless Services and the Orenda Veterans Project which provide homeless shelter and related services. The Town also supports with CDBG funds Christ the Solid Rock's Lighthouse Food Pantry and Feed My Sheep in the High Desert, Feeding Apple Valley programs which help defray living expenses.

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

The Consortia's one-year goal is to provide suitable living environments to residents by participating with agencies that support homeless and at risk of homelessness populations. To help low-income individuals and families avoid becoming the Town supports with CDBG funds High Desert Homeless Services and the Orenda Veterans Project which provide homeless shelter and related services. The Town also supports with CDBG funds Christ the Solid Rock's Lighthouse Food Pantry and Feed My Sheep in the High Desert, Feeding Apple Valley programs which help defray living expenses.

Discussion

The Town of Apple Valley and the Consortium consider ending and preventing homelessness a high priority and will support CDBG funded activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.

AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and 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, the 2022 Analysis of Impediments to Fair Housing Choice, Consolidated Plan Resident Survey, the 2021-2029 Housing Element and market analysis, the primary barriers to affordable housing in Temecula are

- housing affordability,
- the lack of monetary resources necessary to develop and sustain affordable housing,
- concentrations of racial and ethnic minorities,
- access to opportunities and exposure to adverse community factors, and
- housing issues.

These barriers are interconnected. Demand for affordable housing exceeds the supply, insufficient resources are available to increase the supply of affordable housing resulting in renter households carrying a housing cost burden in excess of 30 percent of AMI and/ or living in areas with low access to opportunities and high exposure to adverse community factors. In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

According to the 2022 AFH Apple Valley and Victorville residents in general have relatively low access to high performing schools and employment opportunities, and relatively high exposure to poverty in their neighborhoods. However, in Apple Valley, Black and Hispanic residents (especially those living below the poverty line), residents of Mexican origin, and families with children, are least likely to live in neighborhoods with high performing schools, high labor force participation, and high levels of human capital. While in Victorville Native Americans, particularly those living below the poverty line, appear to be least successful in accessing employment; Asian Pacific Islander residents have slightly less access public transit and face slightly higher transportation costs; Hispanic residents, residents born in Mexico, and

families with children disproportionately reside in racially or ethnically concentrated areas of poverty. As Apple Valley-Victorville populations continues to change the Consortium should anticipate meeting the needs of a small and increasing proportion of the population with limited English proficiency, an aging population, and an increasingly diverse population.

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.

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of new and preservation of existing affordable rental housing units over the next five years. Although the Consortium no longer has access to Redevelopment Housing Set-Aside funds, it will continue to leverage CDBG and HOME funds to attract private and other available public resources.

To promote fair housing, the following goals have been established for Apple Valley and Victorville.

Goal	Program Marketing
Description	Both jurisdictions shall ensure that all HUD-funded programs are marketed in high poverty areas within their jurisdiction in manners that will be accessible to residents to ensure that low-income residents and high poverty neighborhoods have best access to all program activities.
Goal	Target Non-Housing Activities in Areas of High Poverty
Description	Both jurisdictions shall use CDBG funds to carry out non-housing activities (such as public works, public services, and economic development) in areas of high poverty. This may include carrying out activities jurisdiction-wide but promoting services in those areas or electing to target activities in these areas.
Goal	Monitor and Apply for Federal and State Funding to Increase Community Development and Housing Activities
Description	Both jurisdictions shall actively monitor new funding opportunities for additional community development and affordable housing activities. Unless there is specific justification not to apply, the jurisdictions shall apply for these funding streams.
Goal	Promote Fair Housing Education for Tenants and Homebuyers
Description	Both jurisdictions shall fund and promote fair housing training for tenants, homebuyers and potential homebuyers to ensure that residents are fully informed of their rights as it relates to housing.
Goal	Promote Fair Housing Education for Landlords and Realtors
Description	Both jurisdictions shall fund and promote fair housing training for landlords and realtors to ensure that they understand the fair housing requirements and rights of tenants and homebuyers. .
Goal	Maintain Fair Housing Resources on Website

Description	In collaboration with the fair housing provider for the jurisdiction, maintain a page on the jurisdiction website that provides access to fair housing resources and documents. Further, collaborate with the fair housing provider to promote trainings and other fair housing related events.
Goal	Maintain Housing and Community Development Resources List
Description	Establish and maintain a list of all housing and community development resources that is updated annually. This list may include services such as grant or loan programs for reasonable modifications and access to programs such as Meals on Wheels.

AP-85 OTHER ACTIONS

Introduction

The Town's and Consortium's planned investment of CDBG and HOME funds through the 2022-2023 Action Plan will address obstacles to fostering development of and maintaining existing affordable housing; evaluating and reducing lead-based paint hazards; reducing the number of families living in at or below the poverty line; developing institutional structure; and enhanced coordination among collaborative agencies and organizations. Additionally, this section will identify obstacles to meeting underserved populations needs and propose action to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, and the high cost of housing that is not affordable to low-income people. To address this obstacle, at least in part, the Town is investing CDBG funds in local nonprofit organizations to address the public service needs of those who are homeless, at risk of homelessness, or have incomes that are extremely low-, low-, or moderate.

The Town and Consortium will continue offering low-interest loans or emergency grants to low- and moderate-income Apple Valley and Consortia homeowners using CDBG and HOME funds. The Residential Rehabilitation Program provides financing for home improvements necessary to ensure that residents can continue to live in quality housing that is already affordable to the occupants.

To address underserved needs, the Town and Consortia are allocating 100 percent of its non-administrative CDBG and HOME funds in Program Year 2022-2023 to projects and activities that benefit low- and moderate-income people or people presumed under HUD regulations to be low- and moderate-income.

Actions planned to foster and maintain affordable housing

During the 2022-2023 Program Year, the Town will use CDBG and HOME funds allocated to continue preserving and maintaining existing affordable housing through the Residential Rehabilitation Program. The program anticipates assisting 27 low- and moderate-income owners of single-family dwellings.

The Town will continue to participate in the Apple Valley-Victorville HOME Consortium, an effective way of providing more housing resources to residents. Specifically, the Town will support one household and the City of Victorville will assist two households with HOME CHDO Set-Aside funds in FY 2022-2023.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To

reduce lead-based paint hazards, the Town of Apple Valley HOME Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in the Consolidated Plan-Strategic Plan and this Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that increase the supply of housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that ensure low-income households have a safe, decent and appropriate place to live; and
- Supporting public services through various nonprofits funded by CDBG that serve the community's youth, seniors, families, veterans and residents with special needs.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide a pathway out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence, and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Apple Valley is best represented through the collaboration between local government and an outstanding set of nonprofit organizations that carry out a diverse array of human service programs to enrich the lives of residents. These relationships are collaborative—each organization partnering with the next to ensure that all Irvine residents have the support necessary to lead fulfilling lives. Affordable housing development and preservation activities will be carried out by the Town in partnership with housing developers and contractors. Guided by the Strategic Plan, public service activities will be carried out by nonprofit organizations and Town departments to serve low- and moderate-income residents. The Town will collaborate across departments on town-owned public facilities

improvements and will partner closely with nonprofit organizations receiving capital improvement funds to ensure their projects are delivered on time, within budget, and in compliance with all federal, state, and local regulations.

Through technical assistance and the annual Notice of Funding Availability process commencing each year, the Town continues to develop and expand local institutional structure by strengthening existing partnerships and leveraging the experience of organizations that previously have not participated in locally administered federal programs to expand the number of program offerings available to residents. The Town consistently funds a variety of high-quality services that address underserved needs in Apple Valley.

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

To enhance coordination between public and private housing and social service agencies, the Town will welcome and encourage the participation of a wide variety of agencies and organizations that deliver housing and supportive services that add value to the lives of low- and moderate-income residents in Apple Valley.

Discussion

In the implementation of the 2022-2023 Action Plan, 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.

AP-90 PROGRAM SPECIFIC REQUIREMENTS

Introduction

In the implementation of programs and activities under the 2022-2023 Action Plan, the Town of Apple Valley will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

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

HOME Investment Partnerships Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Not Applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

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

- (1) The housing must be single family housing.
- (2) The housing must be modest housing as follows:

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

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

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

using Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide for sales of existing housing, with a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data.

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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

Table 74– 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 their initial investment in the home and documented costs of any Capital Improvements, OMB Control No: 2506-0117 the Qualified Homebuyer shall share the Net Proceeds with the Town. For the purpose of this provision, "initial investment in the home" shall mean the Qualified Homebuyer's down payment. Share of Net Proceeds shall be calculated as set forth in the following mathematical formulas:

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

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

Should the Qualified Homebuyer sell, transfer or convey the Home to a purchaser prior to the eighth (8th) anniversary of the Delivery Date; or there exists an Event of Default during the same period, the Qualified Homebuyer shall pay the Town an Equity Share as described in the table below. The Equity Share shall be calculated on a pro-rata basis as the ratio of the amount of the HOME assistance to the original sale price of the Home, excluding the sum of the Qualified Homebuyer's initial investment in the Home, reasonable costs of resale and any increase in the value attributable to Capital Improvements made at the Qualified Homebuyer's 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.

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

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