

# Grantee: Victorville, CA

## Grant: B-11-MN-06-0523

### April 1, 2021 thru June 30, 2021 Performance Report

**Grant Number:**

B-11-MN-06-0523

**Obligation Date:****Award Date:****Grantee Name:**

Victorville, CA

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$2,159,937.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$2,159,937.00

**Estimated PI/RL Funds:**

\$1,444,376.41

**Total Budget:**

\$3,604,313.41

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The City will utilize a comprehensive approach in addressing the greatest needs in those areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan and those neighborhoods with the greatest likeliness to face significant rise in the rate of home foreclosures. Additionally, it will also consider the crime/vandalism increase and the deterioration of neighborhoods. This can only be accomplished with a multi-prong approach to arrest the declining effects that are deteriorating our neighborhoods.

Staff has identified the Neighborhood Revitalization Program (NRP) as the program to be funded with the Neighborhood Stabilization Program 3 funds. This program will consist of seven activities (or tools) plus administration to fully address the impact of the identified neighborhoods. The identified activities are listed below in order of priority. However, the funding will not be restricted to the specific neighborhoods, but priority will be given to those identified communities.

NSP3 priority areas identified meet the requirements HUD requirement as rated by HUD's tool.

Based on these priorities, the activities/tools to be funded and objectives and outcomes anticipated during FY 2010-11 are shown below.

NEIGHBORHOOD STABILIZATION PROGRAM 3

NEIGHBORHOOD REVITALIZATION PROGRAM (NRP)

| Activity Number, | Income Eligibility,     | Outcome Objective,  | Budget, | Activity Name |
|------------------|-------------------------|---|---------|---------------|
| 1,               | LMMH, DH-1, \$1,068,944 | NSP, Acquisition, Rehabilitation and Resale - Single Family |         |               |
| 2,               | LMMH, DH-1, \$350,000   | NSP, Acquisition, Rehabilitation and Resale - Multi-Family  |         |               |
| 3,               | LMMH, DH-1, \$250,000   | NSP, Mortgage Assistance Program                            |         |               |
| 4,               | LMMH, DH-1, \$100,000   | NSP, Rehabilitation Program                                 |         |               |
| 5,               | LMMH, DH-1, \$100,000   | NSP, Land Bank  |         |               |
| 6,               | LMMH, DH-1, \$75,000    | NSP, Demolition of Dangerous Buildings                      |         |               |
| 7,               | LMMH, DH-1, \$50,000    | NSP, Code Enforcement (Board-ups, Secure Property)          |         |               |
| 8,               | LMMH, DH-1, \$165,993   | NSP, NSP Administration (not to exceed 10%)                 |         |               |
| Total Funds      | \$2,159,937             |   |         |               |

### How Fund Use Addresses Market Conditions:

Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction. HUD has developed a foreclosure and abandonment score system to assist grantees in targeting the areas of greatest need within their jurisdictions. Response: This amendment includes the use of the new funding available to the City of Victorville under the Neighborhood Stabilization Program (NSP). It is the intention of the City to utilize the existing objectives as identified in the City's 2007/2012 Consolidated Plan and 2010/2011 Action Plan. The outcomes listed below will be used in implementing the new activities to be supported under the new NSP3 funding. The City has incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which requires the following Performance Measure Objectives/Outcomes to be associated with each activity: General Objective Categories Activities will meet one of the following: , , Decent Housing (DH) , A Suitable Living Environment (SL) , Economic Opportunity (EO) , , General Outcome Categories Activities will meet one of the following: , , Availability/Accessibility (1) , Affordability (2) , Sustainability (3) , , The above described objectives and outcome categories will be utilized with each activity/project funded under the NSP. The City identified the specific geography where we expect to carry out our NSP3 program. We used the HUD Foreclosure Need website as required (<http://www.huduser.org/portal/datasets/NSP.html>) to submit to HUD the locations of its NSP3 areas of greatest need. On this site, HUD provides estimates of foreclosure need and a foreclosure related needs scores at the Census Tract level. The scores range from 1 to 20, with a score of 20 indicating census tracts with the HUD-estimated greatest need. The neighborhoods identified by the NSP3 are the areas of greatest need and each had an individual score that was not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. If more than one neighborhood is identified in the Action Plan, HUD will average the neighborhood NSP3 scores, weighting the scores by the



estimated number of housing units in each identified neighborhood. HUD is developing a new tool to allow communities to assess the weighted average score of multiple target areas. The 5 areas identified by the City all exceed the individual score of 17 and scored 20 so they will average an overall score of 20. Map Submission The Areas of Greatest Need map were created using the HUD NSP3 Mapping Tool for Preparing Action Plan website at <http://www.huduser.org/NSP/NSP3.html>. The tool assists NSP3 applicants to prepare data to provide to citizens during the public comment period and to submit with their grant application by allowing applicants to draw the exact location of their target neighborhood. The tool then calculates the number of housing units, Neighborhood NSP3 Score, and State Minimum threshold NSP3 score of the area drawn and sends an email back to the applicant within 24 hours. The corresponding areas are attached under exhibits. This document should be included with the Action Plan submission to HUD due no later than March 1, 2011. The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment. Data Sources Used to Determine Areas of Greatest Need Describe the dat

### **How Fund Use Addresses Market Conditions:**

a sources used to determine the areas of greatest need. Response: Used HUD NSP3 Mapping Tool, input from our City staff and local real estate data. Determination of Areas of Greatest Need Describe how the areas of greatest need were established. Data obtained from the list of available and upcoming inventory and then determined the most affected by foreclosures to identify the selected neighborhoods. Although all the areas were identified as priority areas, the City proposes to us

### **Ensuring Continued Affordability:**

Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City will ensure continued affordability by recording a 45 year affordability covenant for each single family residence that participates in the NSP funding and a 55 year affordability covenant for every rental unit made available under this program. All units shall be monitored annually to ensure compliance with the covenants recorded following the City of Victorville's Monitoring Plan.

### **Definition of Blighted Structure:**

Definition of "blighted structure" in context of state or local law.

Response:

The City of Victorville uses the State of California's definition of blight as found in Health and Safety Code Sections 33030 and 33031 which are attached as Exhibit B. The City also uses the Uniform Code for the Abatement of Dangerous Buildings to demolish severely substandard structures and backs the process through VMC 13.02.210 (nuisance abatement) as applicable. The Section of this code is also attached as Exhibit B. H & S 17920.3 provides detailed definitions of physical conditions of a substandard building.

### **Definition of Affordable Rents:**

Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program - specific requirements such as continued affordability.

Response:

Any NSP funded rental activity will use the required "affordable rents" which shall be defined as 30 percent of the household's adjusted income, less utility allowances as adopted by the County of San Bernardino's Housing Authority for the Section 8 program, as appropriate. HUD's Fair Market Rent schedule for the San Bernardino/Riverside/Ontario MSA will be used.

Income levels influence the ability of a household to afford housing, services and other necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. HUD has established the following income categories:

Extremely Low Income Households: Households whose gross income is equal to or less than 30 percent of the area median income.

Very Low Income Households: Households whose gross income is between 31 percent and 50 percent of the area median income.

Low Income Households: Households whose gross income is between 51 percent and 80 percent of the area median income.

Moderate: Households whose gross income is above 81 percent of the area median income.

Middle: Households whose gross income is above 100 percent but below 120 percent of the area median income.

### **Housing Rehabilitation/New Construction Standards:**

Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The NSP funds will utilize the current revised "Rehabilitation Standards" used for the Owner Occupied Rehabilitation (OOR) Program (funded from Redevelopment Housing funds) and the California Building Codes:

#### **Code Corrections**

At completion, each project will address all health and safety issues and all code violations shall be corrected. Applicable codes will include: the California Code Regulations, Title 24, Part 1 (California Administrative Code), 2 (California Building Code), 3 (California Electrical Code), 4 (California Mechanical Code), 5 (California Plumbing Code), 6 (California Energy Code), 7, 8 (California Historical Building Code), 9 (California Fire Code), 10 (California Existing Building Code), 12, and the 1991 Edition of the Uniform Administrative Code published by the International Conference of Building Officials. Additionally it will address other applicable codes, such as ADA, Section 504 and relevant sections of Title 24 pertaining to disability access.

#### **Lead Based Paint**

NSP funding will be made available where applicable to control or abate defective lead based paint surfaces in the property rehabilitation. A lead based paint inspection report may be required for any home built prior to 1978.

#### **Eligible Improvements**

Improvements in the rehabilitation of properties can include the following:



Exterior work to help preserve or protect structures, roofing, siding, re-leveling, bracing, repair/replacement of windows/doors and door locks, structural and/or foundation damage, replacement of deteriorated attached porch and step structure. To include landscape or hardscape to improve the property curb appeal and water conservation.

1. Interior work to make a structure more livable and repair/replace/restore important systems such as plumbing damaged flooring, faulty or inadequate heating/cooling systems, inoperable built-in appliances, damaged ceilings, water heaters, electrical wiring and service, painting.
2. Repairs to remedy existing nonconforming uses such as garage conversions, additions, etc.
3. Weatherization and energy conservation items, such as insulation, caulking, weather-stripping, and increasing energy efficiency throughout property.

**Ineligible Improvements**

Include any improvements for recreational purposes or luxury items and any other items deemed ineligible by the Director of Economic Development or designee.

**Vicinity Hiring:**

**Response:**

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

The City has a current ordinance to use local/regional labor. However, the ordinance is not enforced for federal projects. Every effort is made to use the local/regional labor and the approved local contractors have been provided preference in the listing. Additionally, we use all local title, escrow, appraisers, inspectors, etc. for all NSP activities. Our entire program is processed, coordinated and implemented by internal staff and our in-house staff conducts inspections and prepares the required scope of work for all activities.

**Procedures for Preferences for Affordable Rental Dev.:**

**Response:**

The City will solicit and encourage the rehabilitation and/or development of rental units. Assistance will be provided based on our limited funding to any identified project that meets eligibility under the NSP Program activities. The City will provide up to \$350,000 for the rehabilitation of rental units within NSP Area 2. Additionally, they will work with developers or any non-profit to identify a way to leverage NSP funds to address rental units.

**Grantee Contact Information:**

Responsible Organization

Name  
City of Victorville

Location  
14343 Civic Drive  
Victorville CA 92392

Administrator Contact Info  
Name: Tamara N. Torres  
Email: ttorres@ci.victorville.ca.us  
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| <b>Overall</b>                                     | <b>This Report Period</b> | <b>To Date</b> |
|--|---------------------------|----------------|
| <b>Total Projected Budget from All Sources</b>     | \$0.00                    | \$3,594,982.00 |
| <b>Total Budget</b>                                | \$0.00                    | \$3,594,982.00 |
| <b>Total Obligated</b>                             | \$976,918.00              | \$3,366,829.14 |
| <b>Total Funds Drawdown</b>                        | \$976,918.00              | \$3,138,464.50 |
| <b>Program Funds Drawdown</b>                      | \$0.00                    | \$1,931,809.66 |
| <b>Program Income Drawdown</b>                     | \$976,918.00              | \$1,206,654.84 |
| <b>Program Income Received</b>                     | \$0.00                    | \$1,444,376.41 |
| <b>Total Funds Expended</b>                        | \$0.00                    | \$2,093,366.40 |
| <b>HUD Identified Most Impacted and Distressed</b> | \$0.00                    | \$0.00         |



|                    |         |         |
|--------------------|---------|---------|
| <b>Other Funds</b> | \$ 0.00 | \$ 0.00 |
| Match Funds        | \$ 0.00 | \$ 0.00 |
| Non-Match Funds    | \$ 0.00 | \$ 0.00 |

## Funds Expended

| <b>Overall</b>                    | <b>This Period</b> | <b>To Date</b>  |
|-----------------------------------|--------------------|-----------------|
| City of Victorville1              | \$ 0.00            | \$ 1,667,191.55 |
| City of Victorville               | \$ 0.00            | \$ 426,174.85   |
| Victorville Redevelopment Agency1 | \$ 0.00            | \$ 0.00         |

## Progress Toward Required Numeric Targets

| <b>Requirement</b>                       | <b>Target</b>  | <b>Projected</b> | <b>Actual</b>  |
|--|----------------|------------------|----------------|
| <b>Overall Benefit Percentage</b>        | 99.99%         | .00%             | .00%           |
| <b>Minimum Non Federal Match</b>         | \$ .00         | \$ .00           | \$ .00         |
| <b>Overall Benefit Amount</b>            | \$3,364,983.88 | \$ .00           | \$ .00         |
| <b>Limit on Public Services</b>          | \$323,990.55   | \$ .00           | \$ .00         |
| <b>Limit on Admin/Planning</b>           | \$215,993.70   | \$238,993.00     | \$238,966.68   |
| <b>Limit on Admin</b>                    | \$ .00         | \$238,993.00     | \$238,966.68   |
| <b>Most Impacted and Distressed</b>      | \$ .00         | \$ .00           | \$ .00         |
| <b>Progress towards LH25 Requirement</b> | \$901,078.35   |                  | \$1,594,484.50 |

## Overall Progress Narrative:

No new activity or expenditures to report during 2nd Qtr 2021.

## Project Summary

| <b>Project #, Project Title</b>          | <b>This Report</b>            | <b>To Date</b>                |                               |
|--|-------------------------------|-------------------------------|-------------------------------|
|  | <b>Program Funds Drawdown</b> | <b>Project Funds Budgeted</b> | <b>Program Funds Drawdown</b> |
| 2011 NSP 009, Acquisition, Rehab, Rental | \$0.00                        | \$976,918.00                  | \$0.00                        |
| 2011 NSP 010, Redevelopment              | \$0.00                        | \$228,127.00                  | \$0.00                        |
| 2011-003B, Financial Mechanisms          | \$0.00                        | \$7,103.00                    | \$7,103.00                    |
| 2011-NSP001A, Acquisition, Rehab, Resale | \$0.00                        | \$2,074,769.15                | \$1,639,641.81                |
| 2011-NSP005, Land Banking and Demolition | \$0.00                        | \$69,071.85                   | \$69,071.85                   |
| 2011-NSP008, Administration              | \$0.00                        | \$238,993.00                  | \$215,993.00                  |
| 9999, Restricted Balance                 | \$0.00                        | \$0.00                        | \$0.00                        |

## Activities

**Project # / 2011 NSP 009 / Acquisition, Rehab, Rental**



## Grantee Activity Number: 2011 NSP 009 ARR LH 25

### Activity Title: ARR Multi-family LH 25

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2011 NSP 009

**Projected Start Date:**

08/22/2018

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition, Rehab, Rental

**Projected End Date:**

06/30/2021

**Completed Activity Actual End Date:****Responsible Organization:**

City of Victorville

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2021****To Date**

\$0.00

\$976,918.00

**Total Budget**

\$0.00

\$976,918.00

**Total Obligated**

\$976,918.00

\$976,918.00

**Total Funds Drawdown**

\$976,918.00

\$976,918.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$976,918.00

\$976,918.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Activity Description:**

The proposed Acquisition, Rehabilitation and Rental Program could potentially fund permanent housing for the chronically homeless. The proposed Substantial Amendment proposes to allocate a total of \$1,444,590 in unobligated NSP1 and NSP3 funds from program income generated from the sale of properties purchased, rehabilitated, and sold through the NSP1 and NSP3 programs to the ARR Program.

For example, in an effort to help the chronically homeless population throughout the County of San Bernardino, the Housing Authority of the County of San Bernardino (HACSB) has been working with various community partners and local government officials to acquire, build, and manage more high-quality housing. In 2017, the HACSB and the City of Victorville identified Desert Haven, or formerly the Queens Motel, as a site that could be renovated and used for permanent housing for the chronically homeless. The motel is a 61-unit complex which will be converted into a 30-unit one-bedroom apartment complex to provide permanent housing for individuals and families without preconditions and barriers to entry, such as sobriety, treatment or service participation. The former Queens Motel was acquired by the Housing Authority on March 8, 2017 for the purchase price of \$1.5 million. As part of the joint effort, the City of Victorville may collaborate with the Housing Authority, for the rehabilitation and conversion from motel to a multi-family apartment complex. The City's contribution may include financial assistance in an amount not to exceed \$1.5 million, should the City Council choose to participate in such project.

In order to designate an area as an "area of greatest need," the City must use the HUD Foreclosure Need website to submit to HUD the locations of its NSP areas of greatest need <https://www.huduser.gov/portal/nsp1/nsp.html>.

**Location Description:**

Tract 121.01 Block Group 3



**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

