

Action Plan

Grantee: Victorville, CA

Grant: B-08-MN-06-0523

LOCCS Authorized Amount:	\$ 5,311,363.00
Grant Award Amount:	\$ 5,311,363.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 3,200,000.00
Total Budget:	\$ 8,511,363.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Victorville began its needs assessment in response to the housing crisis (high number of foreclosed, vacant properties beginning to have adverse effects on neighborhoods) by holding a consultation meeting in September and holding housing symposiums with other communities to discuss and identify ways to help our residents. For purpose of this Amendment, the low, moderate, and middle-income areas will be noted as "LMMI". This data was made available by the U.S. Department of Housing and Urban Development (HUD) and the data can be found at the following address: http://www.huduser.org/publications/commdev/nsp_target.html. The HUD data also includes the following: Estimated foreclosure/abandonment risk score (1 to 10 with 10 being the highest risk) – Victorville's data ranged from 3 to 6;

- Rate of high cost loans (2004-2006);
- Predicted 18 month underlying problem foreclosure rate;
- Rate of housing price decline since the peak in the housing market (June 2008);
- Unemployment rate (June 2008);
- Residential vacancy rate (June 2008).

San Bernardino County and specifically the City of Victorville were severely impacted with foreclosures and vacancies. The Inland Empire became the second largest hit area in the Country. Two other factors that contributed to the number of foreclosures were the high rate of unemployment that reached 16% in July 2009 and the reduction of 40% to 70% in sales prices that exceeded the average sales prices anywhere else in the country. In 2008, the average property value in Victorville was almost \$389,000 and as of June 2009, the average price was \$110,000.

Distribution and and Uses of Funds:

On October 6, 2009, City of Victorville Council voted unanimously adopted an amendment to the NSP plan to increase designated areas from 4 to 9. Each area had met HUD's NSP criteria. Copies of the maps are currently available on our website at www.victorvillecity.com and have approved by HUD. 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 likelihood 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 funds. This program will consist of eight 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.

NSP priority areas identified meet the requirements of 2301(c) (2) of the Housing and Economic Recovery Act (HERA) in the following manner: An analysis of locations real estate owned (REOs) throughout the City;

- ,
- ,
- Highest percentage of high cost loans;
- ,
- Highest percentage of likely to face rise in foreclosures in the next 12 months
- ,
- ,

Based on these priorities, the activities/tools created are to be funded with NSP funds.

Definitions and Descriptions:

Blight: 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. **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. 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. **Low Income Households:** Households whose gross income is between 31 percent and 50 percent of the area median income. **Moderate Income Households:** Households whose gross income is between 51 percent and 80 percent of the area median income. **Above Moderate:** Households whose gross income is above 80 percent of the area median income. **Above Middle:** Households whose gross income is above 120 percent of the area median income. **Continued affordability:** 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. **Rehabilitation Standards:** 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, repai

Low Income Targeting:

The City will use approximately 25% of the NSP Allocation, as required, to serve individuals and/or families whose incomes is at or below the 50 percent of area median income.

Acquisition and Relocation:

It is the intention of the City to limit the number of demolitions to no more than 3 units. The City is not planning any conversions. The properties to be acquired and demolished will be vacant; however, they might have had at one time low-to moderate income households. When possible, every effort will be made to return a unit to the same income level, if the information is available. It is the intent of the City to partner with other jurisdictions and/or non-profits to fully leverage our NSP funds to create as many units at or below 50% of AMI as possible. However, it is difficult to estimate the number of units to be created at this time, but every attempt will be made to create at a minimum two units. There will be a minimum of 5 units created for households at or below 80% and the number of units to make available to low-, moderate and middle-income households at or less than 120% is at a minimum 10 units. The City anticipates fully committing/obligating all the NSP funds within the 18 months. Some of the activities are expected to produce program income which will continue to fund these NSP activities until July 2013, unless otherwise HUD authorizes the use of said funds beyond this date.

Public Comment:

On October 31, 2008, the City published the draft Amendment to the FY 2008-2009 Action Plan and 2007-2012 Consolidated Plan inviting citizens and agency representatives to comment on the draft Amended Plans. In addition, the public notice informed citizens regarding the availability of the draft Amended Plans during a 15 day public comment period beginning October 31, 2008 through November 17, 2008. The City Council, at the November 18, 2008 City Council meeting, adopted the amended plans for submittal to HUD directing staff to incorporate any and all citizen comments received at the council meeting and during the 15 day public comment period in the final amended plan. No public comments were received either in writing, by telephone, or at the council meeting.

Copies of the amended plan have been made available for public review and comment from Monday, September 21, 2009 to Tuesday, October 6, 2009. There were no public comments received during this 15-day public comment period on the Amended Action Plan.

On October 6, 2009, the City Council conducted a Public Hearing to consider any input, comment or suggestions on the Amended NSP Action Plan. There were no comments received at the City Council Public Hearing.

Copies of the amended plan were made available for public review and comment from August 3, 2018 through August 20, 2018. There were no public comments received during this 15 day public comment period on the amended action plan.

On August 21, 2018 the City Council conducted the public hearing to consider any input, comment, or suggestions on the amended NSP action plan. There were no comments received at the city council public comment hearing.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP 2008 09-100-10	Acquisition Rehab Rental	NSP 2008 09-100-10 ARR LH 25	ARR-Multi family-LH 25
NSP 2008 09-100-11	Redevelopment	NSP 2008 09-100-11 Redev LH 25	Redevelopment LH 25
NSP 2008-09-100-01	Acquisition, Rehab, Resale	NSP 2008-09-100-01 SFR LH25	ARR - Single-Family LH25
		NSP 2008-09-100-01 SFR LMMI	ARR - Single-Family LMMI
		NSP 2008-09-100-02 MFR LH25	ARR - Multi-Family LH25
		NSP 2008-09-100-02 MFR LMMI (CANCELED)	ARR - Multi-Family LMMI
NSP 2008-09-100-03	Financial Mechanisms	NSP 2008-09-100-03 MAP LH25	NSP MAP LH25
		NSP 2008-09-100-03 MAP LMMI	NSP MAP LMMI
NSP 2008-09-100-04	Demolition and Land Banking	NSP 2008-09-100-05 Land Banking	Land Banking
NSP 2008-09-100-09 A	Administration	NSP 2008-09-100-06 Code Enforcement	Code Enforcement - Administrative
		NSP 2008-09-100-08 Homebuyer Ed	Homebuyer Education/Training
		NSP 2008-09-100-09 Administration	NSP Administration



Activities

Project # / NSP 2008 09-100-10 / Acquisition Rehab Rental

Grantee Activity Number: NSP 2008 09-100-10 ARR LH 25
Activity Title: ARR-Multi family-LH 25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP 2008 09-100-10

Projected Start Date:
 08/22/2018

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Acquisition Rehab Rental

Projected End Date:
 06/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 467,672.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 467,672.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	30	30		100.00
# of Households	30	30		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	30
# of Housing Units	30



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Victorville

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville	Local Government	\$ 467,672.00

Location Description:

Census tract 060710121.00 or tract 121.01 block group three

Activity Description:

Acquisition, rehabilitation, and rental program for permanent housing for the chronically homeless. 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.

Environmental Assessment: UNDERWAY**Environmental** None**Project # / NSP 2008 09-100-11 / Redevelopment**

Grantee Activity Number: NSP 2008 09-100-11 Redev LH 25
Activity Title: Redevelopment LH 25

Activity Type:
 Rehabilitation/reconstruction of other non-residential structures

Activity Status:
 Under Way

Project Number:
 NSP 2008 09-100-11

Project Title:
 Redevelopment

Projected Start Date:**Projected End Date:**

08/22/2018

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

NA

07/01/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 219,843.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 219,843.00

Proposed Accomplishments

of Singlefamily Units

Total

10

of Multifamily Units

10

of Housing Units

20

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Victorville

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Victorville

Organization Type

Local Government

Proposed Budget

\$ 219,843.00

Location Description:

Old Town/Mid Town Project Area

Activity Description:

The amendment proposes to fund a Redevelopment Program to develop a mixed-use project located within the Old Town/Mid Town Project Area. The proposed Substantial Amendment allocates a total of \$447,970 in unobligated NSP1 and NSP3 Original Grant funds.

The City of Victorville owns various vacant parcels within its Old Town/Mid Town Project Area. These properties were purchased by the former Victorville Redevelopment Agency as the first phase of a mixed-use retail and residential redevelopment project in the City's Old Town/Mid Town Project Area. The land assembly phase involved the acquisition and demolition of properties that were dilapidated and unsafe. However, in 2012, the State of California dissolved redevelopment agencies throughout the state. The City elected to perform the housing functions of the former Victorville Redevelopment Agency, and therefore serves as the City of Victorville acting in its capacity as Successor to Housing Assets of the former Victorville Redevelopment Agency pursuant



to Health and Safety Code §34176. The properties were acquired for the purposes of developing a mixed-use project including ground level commercial and residential housing for low-income households. The completion of the project will eliminate economic blight by raising depreciated and stagnant properties, fill business vacancies, and will also increase the Old Town/Mid Town Project Area's affordable housing supply.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP 2008-09-100-01 / Acquisition, Rehab, Resale

Grantee Activity Number: NSP 2008-09-100-01 SFR LH25
Activity Title: ARR - Single-Family LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP 2008-09-100-01

Projected Start Date:
 04/01/2008

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Acquisition, Rehab, Resale

Projected End Date:
 06/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 711,478.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 711,478.31

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

Total

of Housing Units

4

of Properties

4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Victorville Redevelopment Agency1

Organization Type

Local Government

Proposed Budget

\$ 711,478.31

Location Description:

Properties are to be located within the 9 NSP designated areas.

Activity Description:

The City of Victorville will acquire, rehab and resell single family homes to eligible LH25 households. Some homebuyers may also receive Mortgage Assistance under activity NSP 2008-09-100-03 MAP LH25. All beneficiaries that purchase a home and receive Mortgage Assistance will be reported under 2008-09-100-03 MAP LH25. All other beneficiaries that purchase a home under this activity but do not receive Mortgage Assistance will be reported under this activity.

Environmental Assessment:

UNDERWAY

Environmental

None



Grantee Activity Number: NSP 2008-09-100-01 SFR LMMI
Activity Title: ARR - Single-Family LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP 2008-09-100-01

Projected Start Date:
 04/15/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 Acquisition, Rehab, Resale

Projected End Date:
 06/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,825,068.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,825,068.87

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	20		10	50.00
# of Households	20		10	50.00

Proposed Accomplishments	Total
# of Singlefamily Units	20
# of Housing Units	20
# of Properties	20

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Victorville Redevelopment Agency1	Local Government	\$ 2,825,068.87



Location Description:

Properties are to be located within the 9 NSP designated areas.

Activity Description:

The City of Victorville will acquire, rehab and resell single family homes to eligible LMMI households. Some homebuyers may also receive Mortgage Assistance under activity NSP 2008-09-100-03 MAP. All beneficiaries that purchase a home and receive Mortgage Assistance will be reported under 2008-09-100-03 MAP. All other beneficiaries that purchase a home under this activity but do not receive Mortgage Assistance will be reported under this activity.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NSP 2008-09-100-02 MFR LH25
Activity Title: ARR - Multi-Family LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 2008-09-100-01

Project Title:
 Acquisition, Rehab, Resale

Projected Start Date:
 04/01/2008

Projected End Date:
 06/30/2021

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 2,978,078.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,978,078.00

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	65	65		100.00
# of Households	65	65		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	65
# of Housing Units	65
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Victorville Redevelopment Agency1	Local Government	\$ 2,978,078.00



Location Description:

15430 Culebra Road, Victorville, CA 92392

Activity Description:

Acquire, rehabilitate and lease a 67-unit apartment complex at 15430 Culebra Road, Victorville, CA 92392. Two units will be reserved for an on-site maintenance unit and converted community room/office. The apartment complex will be sold to and managed by AMCAL, a non-profit organization. The apartment complex will contain a mix of low- and moderate-income units. The low-income beneficiaries will be reported under this activity, and the moderate-income beneficiaries will be reported under NSP 2008-09 100-02 MFR LMMI.

This project will be funded by City of Victorville NSP1 funds, NSP3 funds, and County of San Bernardino NSP1 funds.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP 2008-09-100-02 MFR LMMI (CANCELED)
Activity Title: ARR - Multi-Family LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP 2008-09-100-01
Projected Start Date:
 04/15/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way
Project Title:
 Acquisition, Rehab, Resale
Projected End Date:
 06/30/2021
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	21		21	100.00
# of Households	21		21	100.00

Proposed Accomplishments	Total
# of Multifamily Units	21
# of Housing Units	21
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Victorville Redevelopment Agency1	Local Government	\$ 0.00

Location Description:

15430 Culebra Road, Victorville, CA 92392

Activity Description:

This activity has been canceled. All beneficiaries are reported under the MF LH25 activity.

Environmental Assessment: COMPLETED**Environmental** None**Project # / NSP 2008-09-100-03 / Financial Mechanisms****Grantee Activity Number:** NSP 2008-09-100-03 MAP LH25**Activity Title:** NSP MAP LH25**Activity Type:**

Homeownership Assistance to low- and moderate-income

Project Number:

NSP 2008-09-100-03

Projected Start Date:

04/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Financial Mechanisms

Projected End Date:

06/30/2021

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 40,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 40,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Victorville Redevelopment Agency1	Local Government	\$ 40,000.00

Location Description:
Properties are to be located within the 9 NSP designated areas.

Activity Description:
This activity will provide Mortgage Assistance to qualified LH25 households to assist them in purchasing a home within the City of Victorville NSP1 Target Areas. All beneficiaries reported in this activity will have purchased a home under Activity No. NSP 2008-09 100-01 SFR LH25. Beneficiaries who purchase a home rehabilitated with NSP1 funds and who receive Mortgage Assistance will be reported under this activity.

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: NSP 2008-09-100-03 MAP LMMI
Activity Title: NSP MAP LMMI

Activity Type:
 Homeownership Assistance to low- and moderate-income
Project Number:
 NSP 2008-09-100-03
Projected Start Date:
 04/15/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way
Project Title:
 Financial Mechanisms
Projected End Date:
 06/30/2021
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 229,921.82
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 229,921.82

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11		6	54.55
# of Households	11		6	54.55

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Victorville Redevelopment Agency1	Local Government	\$ 229,921.82



Location Description:

Properties are to be located within the 9 NSP designated areas.

Activity Description:

This activity will provide Mortgage Assistance to qualified households to assist them in purchasing a home within the City of Victorville NSP1 Target Areas. All beneficiaries under this activity will have purchased a home under Activity No. NSP 2008-09 100-01 SFR LMML. Beneficiaries who purchase a home rehabilitated with NSP1 funds and who receive Mortgage Assistance will be reported under this activity.

Environmental Assessment: EXEMPT

Environmental None

Project # / NSP 2008-09-100-04 / Demolition and Land Banking

Grantee Activity Number: NSP 2008-09-100-05 Land Banking
Activity Title: Land Banking

Activity Type:
Land Banking - Acquisition (NSP Only)

Project Number:
NSP 2008-09-100-04

Projected Start Date:
04/15/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMML: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Under Way
Project Title:
Demolition and Land Banking
Projected End Date:
06/20/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 245,680.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 245,680.00

Proposed Accomplishments

Total

of Singlefamily Units

2

of Housing Units

2

of Properties

2

LMI%:

43.12

Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

Victorville Redevelopment Agency1

Local Government

\$ 245,680.00

Location Description:

Properties are to be located within the 9 NSP designated areas.

Activity Description:

Funds will be used for the acquisition, maintenance, and disposition of land. The units located on the properties acquired and land banked under this activity will be demolished.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP 2008-09-100-09 A / Administration

Grantee Activity Number: NSP 2008-09-100-06 Code Enforcement
Activity Title: Code Enforcement - Administrative

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP 2008-09-100-09 A

Project Title:

Administration

Projected Start Date:

Projected End Date:



03/26/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

06/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 225,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 225,000.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Victorville Redevelopment Agency1

Organization Type

Local Government

Proposed Budget

\$ 225,000.00

Location Description:

Properties are to be located within the 9 NSP designated areas.

Activity Description:

This activity will provide housing rehabilitation services, including housing inspections, identification of eligible properties, and property security, staffed by the City's code enforcement officers.

Environmental Assessment: EXEMPT

Environmental None





Grantee Activity Number: NSP 2008-09-100-08 Homebuyer Ed
Activity Title: Homebuyer Education/Training

Activity Type:

Administration

Project Number:

NSP 2008-09-100-09 A

Projected Start Date:

03/26/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,320.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,320.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Inland Fair Housing and Mediation Board (IFHMB)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Inland Fair Housing and Mediation Board (IFHMB)

Organization Type

Non-Profit

Proposed Budget

\$ 4,320.00

Location Description:

City of Victorville residents and/or prospective residents.

Activity Description:

This activity will provide funding for the required 8-hour First Time Homebuyer training course for eligible homebuyers under the NSP1 program.



Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: NSP 2008-09-100-09 Administration
Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

NSP 2008-09-100-09 A

Projected Start Date:

03/24/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 551,816.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 551,816.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Victorville Redevelopment Agency1

Organization Type

Local Government

Proposed Budget

\$ 551,816.00

Location Description:

Economic Development Department 14343 Civic Drive Victorville CA 92392

Activity Description:

Funding to be used for the administration of the Neighborhood Stabilization Program (NSP1).



Environmental Assessment: EXEMPT

Environmental None

Project # / N/A

Grantee Activity Number: NSP 2008-09-100-07 Demolition (CANCELED)-04182020161855
Activity Title: Demolition of Dangerous Properties

Activity Type:
Clearance and Demolition

Activity Status:
Cancelled

Project Number:

Project Title:

Projected Start Date:
03/26/2009

Projected End Date:
02/28/2013

Project Draw Block by HUD:

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

Total Budget: \$ 0.00

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	



of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Victorville Redevelopment Agency1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Victorville Redevelopment Agency1

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Activity Description:

Demo activity to be collapsed into land bank activity. This activity has been cancelled.

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

- Reviewer - Modification of plan is ongoing to correctly reflect the appropriate project/activity structure. Grantee requested rejection of plan to be able to submit QPR in a timely manner. Rejected 4/29/10 jwy
- Reviewer - Activities 100-03, -04, -05, -06, -07, -08, and -09 all show National Objective as Low/Mod. Low/Mod is not an eligible activity under NSP - it should be LMMI or LH25. Revision rejected 5/10/10 jwy.
- Reviewer - Revision finalizes changes to bring Action Plan into conformance with required elements, so that no activities are operated out of the bucket project. Approved 5/10/10 jwy
- Reviewer - Minor technical corrections. Approved 6/10/10 jwy



- Reviewer - Minor technical corrections. Approved 6/30/10 jwy
- Reviewer - Data cleanup. Approved 8/26/10 jwy
- Reviewer - Grantee to make technical revisions to plan. Rejected. 12/23/11. EOO.
- Reviewer - Minor technical revisions to plan. Approved. EOO. 1/30/12.
- Reviewer - Technical revisions to the action plan to address activity types mis-classified as "acquisition - general" for rehabilitation activities per HQ guidance, modifying activity budgets per local approvals, revising national objectives for demo/landbank activity, and miscellaneous cleanup of environmental status, activity status, projected end/start dates, etc. Approved. EOO. 1/29/14.
- Reviewer - Technical revisions to update Activity NSP 2008-09-100-02 MFR LH25 - Multi-Family rental to match San Bernardino County's reporting for the same project. Beneficiary information was updated to report all units as LH25, and were removed from the LMMI Multi-Family Activity. Approved. CVC. 09.17.2014
- DiGruccio, Re-budget activity. Approved. RMD. 11/27/18
- DiGruccio, No changes. Approved. RMD. 4/28/2020.

Action Plan History

Version	Date
B-08-MN-06-0523 AP#1	06/30/2010
B-08-MN-06-0523 AP#2	08/26/2010
B-08-MN-06-0523 AP#3	01/30/2012
B-08-MN-06-0523 AP#4	01/29/2014
B-08-MN-06-0523 AP#5	09/17/2014
B-08-MN-06-0523 AP#6	11/27/2018
B-08-MN-06-0523 AP#7	04/28/2020

