

Action Plan

Grantee: Victorville, CA

Grant: B-11-MN-06-0523

LOCCS Authorized Amount:	\$ 2,159,937.00
Grant Award Amount:	\$ 2,159,937.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,444,376.41
Total Budget:	\$ 3,604,313.41

Funding Sources

Funding Source	Funding Type
NSP3	City Funds

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 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 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	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 data 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
Website: www.victorvillecity.com
Tel.: (760) 955-5032
Fax: (760) 269-0084

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
2011 NSP 009	Acquisition, Rehab, Rental	2011 NSP 009 ARR LH 25	ARR Multi-family LH 25	
2011 NSP 010	Redevelopment	2011 NSP 010 Redev LH 25	Redevelopment LH 25	
2011-003B	Financial Mechanisms	2011-NSP003B MAP LH25	NSP MAP LH25	
2011-NSP001A	Acquisition, Rehab, Resale	2011-NSP001 SFR ARR LMMI	ARR - Single Family LMMI	
		2011-NSP001B SFR ARR LH25	ARR - Single Family LH25	
		2011-NSP002A MF ARR LH25	ARR - Multi-Family LH25	
2011-NSP005	Land Banking and Demolition	2011- NSP005 - Land Banking	NSP Landbanking	
2011-NSP008	Administration	2011-NSP007 Code Enforcement	NSP Code Enforcement	
		2011-NSP008 - Admin	NSP Administration	
9999	Restricted Balance	<i>No activities in this project</i>		



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

Activity Status:
 Under Way

Project Number:
 2011 NSP 009

Project Title:
 Acquisition, Rehab, Rental

Projected Start Date:
 08/22/2018

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: \$ 976,918.00

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

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 976,918.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
30	30		100.00

of Households

30	30		100.00
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Proposed Accomplishments

of Multifamily Units

Total

30

of Housing Units

30

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Victorville

Organization Type

Local Government

Proposed Budget

\$ 976,918.00

Location Description:



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>.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2011 NSP 010 / Redevelopment



Grantee Activity Number: 2011 NSP 010 Redev LH 25
Activity Title: Redevelopment LH 25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011 NSP 010

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.

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/01/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 228,127.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 228,127.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

10

of Housing Units

10

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Victorville

Organization Type

Local Government

Proposed Budget

\$ 228,127.00

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 Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2011-003B / Financial Mechanisms



Grantee Activity Number: 2011-NSP003B MAP LH25
Activity Title: NSP MAP LH25

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

2011-003B

Projected Start Date:

04/01/2011

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)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville	Local Government	\$ 7,103.00

Location Description:

Neighborhood Stabilization Program 3 (NSP3) funds will be limited to the NSP3 Target Areas.

Activity Description:

Mortgage Assistance Program: NSP3 funds will provide 0% interest deferred payment second mortgages (up to \$20,000) to assist qualified households with down payment and/or closing costs to purchase a home in the City's NSP3 Target Areas. All beneficiaries under this activity will have purchased a home under Activity No. 2011-NSP001B SFR ARR LH25. Beneficiaries who purchase a home rehabilitated with NSP3 funds and who



receive Mortgage Assistance will be reported under this activity.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2011-NSP001A / Acquisition, Rehab, Resale



Grantee Activity Number: 2011-NSP001 SFR ARR LMMI
Activity Title: ARR - Single Family LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2011-NSP001A

Projected Start Date:
 04/01/2011

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

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		2	40.00
# of Households	5		2	40.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville1	Unknown	\$ 0.00
City of Victorville	Local Government	\$ 1,112,744.66

Location Description:
 Neighborhood Stabilization Program 3 (NSP3) funds will be limited to the NSP3 Target Areas.

Activity Description:



The City of Victorville will acquire, rehab and resell single family homes to eligible LMMI households.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 2011-NSP001B SFR ARR LH25
Activity Title: ARR - Single Family LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2011-NSP001A

Projected Start Date:
 04/01/2011

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: \$ 338,554.55

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 338,554.55

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
# of Properties	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville1	Unknown	\$ 0.00
City of Victorville	Local Government	\$ 590,382.00

Location Description:
 Neighborhood Stabilization Program 3 (NSP3) funds will be limited to the NSP3 Target 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 2011-NSP003B MAP LH25. All beneficiaries that purchase a home and receive Mortgage Assistance will be reported under 2011-NSP003B 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 Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 2011-NSP002A MF ARR LH25
Activity Title: ARR - Multi-Family LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2011-NSP001A

Projected Start Date:
 04/01/2011

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: \$ 350,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 350,000.00

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

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville1	Unknown	\$ 0.00
City of Victorville	Local Government	\$ 350,000.00

Location Description:
 15430 Culebra Road, Victorville, CA 92392

Activity Description:



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

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2011-NSP005 / Land Banking and Demolition



Grantee Activity Number: 2011- NSP005 - Land Banking
Activity Title: NSP Landbanking

Activity Type:
 Land Banking - Acquisition (NSP Only)

Project Number:
 2011-NSP005

Projected Start Date:
 04/01/2011

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

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Under Way

Project Title:
 Land Banking and Demolition

Projected End Date:
 06/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 69,071.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 69,071.85

Proposed Accomplishments

of Properties

Total

1

LMI%:	43.12
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Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville	Local Government	\$ 90,714.34

Funding Source Name	Matching Funds	Funding Amount
NSP3	No	\$ 0.00

Location Description:
 Neighborhood Stabilization Program 3 (NSP3) funds will be limited to the NSP3 Target 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 Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2011-NSP008 / Administration



Grantee Activity Number:	2011-NSP007 Code Enforcement
Activity Title:	NSP Code Enforcement

Activity Type:

Administration

Project Number:

2011-NSP008

Projected Start Date:

04/01/2011

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: \$ 50,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Victorville1

City of Victorville

Organization Type

Unknown

Local Government

Proposed Budget

\$ 0.00

\$ 50,000.00

Funding Source Name

NSP3

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Neighborhood Stabilization Program 3 (NSP3) funds will be limited to the NSP3 Target 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: UNDERWAY

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None



Grantee Activity Number: 2011-NSP008 - Admin
Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

2011-NSP008

Projected Start Date:

04/01/2011

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: \$ 188,993.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 188,993.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville1	Unknown	\$ 0.00
City of Victorville	Local Government	\$ 188,993.00

Location Description:

Neighborhood Stabilization Program 3 (NSP3) funds will be limited to the NSP3 Target Areas.

Activity Description:

NSP3 Administration: These funds will be used to administer all activities under the Neighborhood Stabilization Program 3 (NSP3) to include the activities that will be continued with program income.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Project # / N/A



Grantee Activity Number: 2011-NSP006 - Demolition-04182020165642

Activity Title: NSP Demolition

Activity Type:
Clearance and Demolition

Activity Status:
Cancelled

Project Number:

Project Title:

Projected Start Date:
04/01/2011

Projected End Date:
06/30/2021

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

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
Area Benefit (Census)

Proposed Accomplishments

Total

of Properties

LMI%:	43.12
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Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Victorville1	Unknown	\$ 0.00
Victorville Redevelopment Agency1	Local Government	\$ 0.00

Location Description:

Activity Description:

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



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

- Reviewer - Rejected to allow grantee to clean up formatting issues. 3.1.11 jwy
- Reviewer - Plan rejected for correction. Currently all activities are attached to the restricted funds project. Please create projects reflecting eligible uses under NSP, then attach the activities to the appropriate projects. 3.5.11 jwy
- Reviewer - Activities 2011-NSP001B and 2011-NSP002A show no beneficiaries. Rejected for modification. 4.14.11 jwy
- Reviewer - Approved 4.19.11 jwy
- Reviewer - Approved 4.21.11 jwy
- Reviewer - Minor amendment to select "benefit type" for ARR Multi-Family activity. Approved. EOO. 12/13/12.
- Reviewer - Grantee inadvertently submitted action plan. No changes made. Approved. EOO. 1/31/13.
- Reviewer - Minor amendments to clean up activity description and select appropriate performance measures. Approved. EOO. 3/14/13.
- 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. Please note that the activity description narratives are scrambled just as HQ notified grantee's of the issue on 1/17/14. Activity description narratives were verified using PDF view of action plan. Approved. EOO. 1/29/14.
- Reviewer - Grantee made technical revisions to change activity ARR Multi-family accomplishment data from LMMI to LH25 on reported units. Grantee also combined demolition and land bank into a single activity. Approved. CVC. 06.30.2014
- Reviewer - Technical revision to shift \$21,000 from 2011-NSP006 - Demolition Activity into the Single family Acquisition, Rehabilitation & Resale in order to expend remaining NSP3 funds. Approved. CVC. 09.17.2014
- DiGruccio, Re-budget activity. Approved. RMD. 11/27/18
- DiGruccio, No changes. Approved. RMD. 4/28/2020.



DiGruccio, submitted in error. Approved. RMD. 2/23/2021

Action Plan History

Version	Date
B-11-MN-06-0523 AP#10	02/23/2021
B-11-MN-06-0523 AP#9	04/28/2020
B-11-MN-06-0523 AP#8	11/27/2018
B-11-MN-06-0523 AP#7	09/17/2014
B-11-MN-06-0523 AP#6	06/30/2014
B-11-MN-06-0523 AP#5	01/29/2014
B-11-MN-06-0523 AP#4	03/14/2013
B-11-MN-06-0523 AP#3	01/31/2013
B-11-MN-06-0523 AP#2	12/13/2012
B-11-MN-06-0523 AP#1	11/07/2011

