



City of Victorville

Development Department

Planning ♦ Building ♦ Code Enforcement

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COMMUNITY PLANNING AND DEVELOPMENT GRANTS PROGRAM

Application Instructions and Notice of Funding Availability Program Year July 1, 2024 through June 30, 2025

1. INTRODUCTION

The City of Victorville is now accepting project proposal applications for the City's FY 2024-2025 Community Planning and Development (CPD) Grants programs. Funds for these programs are provided under the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs.

A. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

The Federal Community Planning and Development Act of 1974, as amended, provides Federal Community Development Block Grant funds for projects that promote the development of viable, urban communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for persons of low and moderate-income. For the FY 2024-2025, which begins July 1, 2023, the City of Victorville expects to receive approximately \$1,381,396 in CDBG funds.

B. HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

HOME is authorized under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended. The City of Victorville has formed a consortium with the Town of Apple Valley in order to meet the threshold of obtaining HOME entitlement status with the U.S. Department of Housing and Urban Development (HUD). The successful formation of this consortium has resulted in an annual allocation of HOME funds to both communities. For FY 2024-2025, the Consortium anticipates receiving a total of approximately \$911,188. Of that amount, Victorville and Apple Valley will receive an estimated \$605,850 and \$305,338, respectively.

2. USE OF FUNDS

Funds for these programs are restricted according to the nature and type of program. Generally, CDBG funds may be distributed as follows: Public Service Projects, 15%; Construction and Housing Projects, 65%; and Administration, 20%. Similarly, HOME funds may be distributed as follows: Construction Projects, 75%; Community Housing Development Organizations (CHDOs), 15%; and Administration, 10%.

3. FUNDING PRIORITIES

The City Council identified priorities for the 2022-2026 Consolidated Plan period. The Strategic Plan priorities for the City's 2022-2026 Consolidated Plan are being provided herein for your reference.

2022-2026 Strategic Plan Priorities

- **Supportive services for the homeless and those at risk of homelessness**
 - Support the development of "one stop" resource centers to assist homeless persons to acquire the necessary documentation and consultation (mental health, physical health and nutrition, job skills training, identification, social security and disability benefits, etc.) to achieve reentry into employment and housing;

- Food and nutrition services;
 - Utility assistance;
 - Support the Homeless Outreach Proactive Enforcement (HOPE) program;
 - Support public safety efforts; provide resource directories for available services;
 - Provide community resource directory for all available services;
 - Encourage collaboration between agencies, faith-based organizations and other stakeholders to unify services;
 - Support efforts to increase volunteerism in public service programs.
- **Human services**
 - Support programs that encourage the development of responsible, motivated and educated youth;
 - Support the development of arts, music and culture in the community;
 - Encourage programs that promote a healthy lifestyle;
 - Develop public facility amenities that facilitate community involvement and recreation;
 - Disseminate fair housing information through literature, media, referrals and workshops;
 - Encourage programs designed to unite youth, seniors, veterans and disabled persons in mentoring and caregiving.
- **Housing programs**
 - Transitional shelters;
 - Affordable housing for multi-family, single family, veterans; rehabilitation- owner occupied and rental;
 - Down payment assistance;
 - Code enforcement activity to improve neighborhood aesthetics and values;
 - Reduce overcrowding in occupied properties;
 - Consider establishing rent control for affordability;
 - Encourage collaboration between public agencies, developers, investors and other stakeholders to develop a wide range of housing development.
- **Accessibility and Mobility**
 - Develop and support efforts to improve mobility in the community;
 - Identify and remove barriers that impede accessibility in the community;
 - Support transit systems, mass and specialized, that enable residents to access destinations for employment, education, recreation and other essential purposes;
 - Support collaborative efforts to improve community and regional transit.
- **Economic development inclusive of employment opportunities**
 - Increase job opportunity through education and job training programs;
 - Encourage small business development through business practices and fundamentals education;
 - Collaborate with state, county and local agencies that offer trade skills training and basic job search techniques;
 - Encourage local education facilities to offer education and training that will lead to employment opportunities in the community;
 - Support job creation through business-friendly policies and practices.

Applications will be evaluated for eligibility based on the national objectives and eligibility standards established by HUD for the CDBG and HOME programs. These objectives and standards are outlined in this information package.

4. CITY GUIDELINES

For housing activities, the City will make the determination of whether to use CDBG, HOME or a combination of both funds, unless there is a compelling reason to use one funding source over the other. **Applicants should indicate if there is a preference for CDBG or HOME funds.**

The following will serve as a guideline for considering distribution of CDBG funds:

Of the eligible applications for the given year's CDBG funds, programs and projects that target the area and the citizens of the City of Victorville shall receive priority for full program and/or project funding.

Understanding that the City of Victorville is one of four agencies of the Victor Valley which receive CDBG funds for the same or similar purposes (the others being Apple Valley, Hesperia, and the County of San Bernardino), it shall be presumed that residents of Victorville consume up to 20% of valley-wide services. Therefore, for organizations that declare their programs and projects serve the Victor Valley (not exclusively the City of Victorville), the City Council will expect to award funds not in excess of 20% of the total project amount requested.

The City Council reserves the privilege to award funds in excess of 20%, or additional funds, for organizations that provide adequate supporting evidence that Victorville residents have or are projected to consume more than 20% of their services.

The following will serve as a guideline for considering distribution of HOME funds:

As required by HUD, a minimum of 15% of the annual allocation will be reserved for housing activities undertaken by qualified Community Housing Development Organizations (CHDOs). A CHDO is a private, non-profit community-based service organization that meets a series of qualifications prescribed in the HOME regulations to develop affordable housing for the community it serves. An organization must be qualified and designated as a CHDO by the consortium.

Of the eligible applications for the given year's HOME funds, housing projects sponsored by the City of Victorville shall receive priority for funding.

5. ELIGIBILITY

A. CDBG Eligibility

Federal regulations define the parameters for using CDBG funds according to established national objectives. These regulations also specify eligible and ineligible activities. Copies of these regulations are available upon request. All CDBG funded activities must meet one of the national objectives and all project applications will be evaluated against these national objectives and eligibility requirements.

CDBG National Objectives:

- The project must principally serve low and moderate-income persons; or
- The project must eliminate slums and blight; or
- The project must address a recent and urgent health and safety need.

In order to qualify for CDBG funding, all eligible activities must principally benefit low and moderate-income persons. An activity will be considered to principally benefit low and moderate-income persons if it meets one or more of the following standards:

1. **100% Low/Mod Income Benefit:** The activity has an income eligibility requirement that limits the

benefits exclusively to low and moderate-income persons.

2. **Area Benefit:** The activity is designed to serve Low/Mod areas (i.e., the City's CDBG Target Areas).
3. **Presumed Benefit:** The activity would benefit one or more of the following groups presumed to be low-income under CDBG regulations: abused children, battered spouses, the elderly, adult persons with severe disabilities, the homeless, illiterate persons, and migrant farm workers.
4. **51% Low Income Benefit:** The activity has income eligibility restrictions to assure that at least 51% of the users or beneficiaries are low income (e.g., the rehabilitation of a day care center serving 51% low-income households).
5. **Job Creation/Retention for Low-Income Population:** The activity is designed to create or retain permanent jobs, a majority of which will employ low-income persons.
6. **Slum/Blight Elimination:** The activity is designed to eliminate slum and blight as part of a comprehensive plan.

B. HOME Program Eligibility

Federal regulations define the parameters for using HOME program funds according to established objectives. These regulations also specify eligible activities. Copies of these regulations are available upon request. All project applications will be evaluated against the HOME program objectives and eligibility requirements.

HOME Program Objectives:

- Provide decent affordable housing to lower-income households;
- Expand the capacity of nonprofit housing providers;
- Strengthen the ability of state and local governments to provide housing; and
- Leverage private-sector participation.

The following program specific qualifying criteria will be used in determining HOME Program eligibility:

1. **Program Targeting.** The HOME Program is designed to provide affordable housing to low and very-low-income households. Therefore, the City must use 100% of its HOME funds to assist households with incomes below 80 percent of the area median income (i.e. households whose gross income is at or below HUD's Riverside/San Bernardino, CA MSA definition for low-income). There are also many rules about targeting program resources such as establishing applicant/tenant eligibility, maintaining affordable rents, occupancy set-asides, restricting assistance to a limited number of units, and much more. Applications for funding will be evaluated against this criterion.
2. **Match.** The HOME Program requires that federal HOME funds be matched 25% with non-federal forms of subsidy. The premise of the "match" requirement is that the provision of affordable housing is a local as well as federal responsibility, and, as such, should require a financial commitment from state and local sources as well as the federal government. The matching contribution does not have to be invested in the same project and can be earned for investment in other HOME-assisted, HOME-eligible or HOME-partially assisted projects. Unless HUD waives the local match requirement, the applicant will be responsible for providing match contributions.

The match requirement can be met by the following sources:

- Cash or cash equivalents from a non-federal source,
- Value of waived taxes, fees or charges, associated with HOME projects,
- Value of donated land or real property,
- Cost of infrastructure improvements associated with HOME projects,

- Percentage of the proceeds of single or multi-family housing bonds issued by state, state instrumentally or local government;
- Value of donated materials, equipment, labor and professional services,
- Sweat equity,
- Direct costs of supportive services to residents of HOME projects, and
- Direct cost of homebuyer counseling to families purchasing homes with HOME assistance.

NOTE: Match counted for other Federal programs cannot be counted as HOME match.

3. **Community Housing Development Organizations (CHDOs).** HOME jurisdictions are required to set aside at least 15% of their annual HOME allocations for housing activities undertaken by qualified CHDOs. CHDOs may also receive HOME dollars outside the set-aside amounts.

6. ELIGIBLE ACTIVITIES

A. CDBG ELIGIBLE ACTIVITIES

Federal regulations limit the kinds of activities that the City may carry out with CDBG funds. The regulations governing the CDBG program provide detailed eligibility requirements. Copies of the CDBG regulations are available from the City upon request. The following generally identifies the eligibility standards:

- **Public Services** - (for eligible Low/Mod or presumed benefit clientele) including job training and employment services; health care and substance abuse services; childcare; recreational services; crime prevention; graffiti removal; services to presumed benefit clientele; and fair housing counseling;
- **Construction/Other** - including real property acquisition and disposition for an eligible use; demolition and clearance of deteriorated buildings; interim assistance; public facilities and improvements including construction and/or rehabilitation of public infrastructure and the construction or rehabilitation of neighborhood facilities and facilities for persons with special needs; economic development activities including assistance to microenterprises and other businesses, technical assistance and other support services to microenterprises, acquisition, construction and rehabilitation of commercial and industrial properties; and relocation assistance for businesses temporarily or permanently relocated;
- **Housing Activities** - including acquisition of real property for rehabilitation for residential purposes, housing rehabilitation, energy improvements; lead-based paint testing and abatement; homeownership assistance; housing services in connection with HOME program activities and other housing services;
- **Generally Ineligible Projects** - construction of religious facilities that are used for inherently religious activities; government buildings; new housing construction; maintenance and operation expenses; equipment purchases; political or religious proselytizing and fund raising.

B. HOME PROGRAM ELIGIBLE ACTIVITIES

Federal regulations limit the kinds of activities that the City may carry out with HOME funds. The regulations governing the HOME program provide detailed eligibility requirements. Copies of the HOME regulations are available from the City upon request. The following generally identifies the eligibility standards:

- **Homeowner Rehabilitation** - HOME funds may be used to assist existing owner-occupants with the repair, rehabilitation, or reconstruction of their home.
- **Homebuyer Activities** - Funds may be used to finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- **Rental Housing** - Affordable rental housing may be acquired and/or rehabilitated or constructed.

- **Tenant-based rental assistance (TBRA)** - Financial assistance for rent, security deposits and, under certain conditions, utility deposits may be provided to tenants.

7. PERFORMANCE MEASUREMENTS

The Government Performance and Results Act (GPRA) of 1993 and HUD Notice CPD–03-09 entitled, Development of State and Local Performance Measurement Systems for Community Planning and Development (CPD) Formula Grant Programs, requires that the City implement a performance measurement system to assess our performance and progress towards addressing the needs of the low-income people and areas we serve. This notice went on public display on March 3, 2006 and was published in the "Federal Register" on March 7, 2006. The notice describes the performance measurement system and how the system will be implemented. The following generally outlines both HUD and the City's performance measurements requirements. Additional information may be found in Section 7 of the City's CDBG Procedures Manual.

Please **do not overestimate** on what your project can realistically deliver. If your project is funded, the information provided in the Performance Measurements Section will be directly transmitted to HUD in the Annual Action Plan.

A. Goals

A goal is a broad statement that describes what can reasonably be achieved by carrying out a program or completing a project. The City's goals are the proposed solutions to the problems or needs identified in the Strategic Plan. Each funded program/project must meet one of the City's Strategic Plan Goals. Your agency will also have its own goals that are generally directly related to the purpose or mission of the agency and expresses that purpose concisely.

B. Activities

Activities are what the program/project does to fulfill its goals or mission. Activities include the services, major steps, or milestones your agency provides in order to implement the program/project.

C. Outputs

Outputs are the direct products of a program/project. Each output should relate to the intended outcome of the program activities and community objectives. They are measured in terms of the volume of work or units of service accomplished.

D. Objectives

An objective is something you plan to do or achieve. The primary objective of Title 1 of the Community Planning and Development Act of 1974 is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for low and moderate-income households. You must select one of these three objectives for your program/project.

E. Outcomes

Outcomes are the results/benefits achieved from a program/project and typically relate to a change in conditions, status, attitudes, skills, knowledge, or behavior. HUD has identified the three outcome categories to enable grantees to aggregate outcomes to the National level.

F. Measurement Reporting Tools

To measure outcomes, you should select measurement reporting tools that relate to the goals established for your funded program/project. Common measurement reporting tools are client assessments, surveys,

observation tools, case records and interviews.

8. PAYMENT OF PREVAILING WAGES

The Payment of prevailing wages in accordance with the Davis-Bacon and Related Acts as set forth in the Code of Federal Regulations (Title 29 CFR Parts 1,2,5,6 and 7) are required if the project involves:

- CDBG funds for non-residential construction or rehabilitation exceeding \$2,000,
- CDBG funds for residential rehabilitation of eight (8) or more units, **or**
- HOME funds for the construction or rehabilitation of twelve (12) or more housing units.

9. MAINTENANCE AND OPERATION/PROPERTY MAINTENANCE COMMITMENT

Federal regulations **do not** permit the use of CDBG funds for maintenance and operational expenses and they require that HOME-assisted properties be adequately maintained and operated. Therefore, construction and housing project proposals will not be accepted as complete without a properly executed Maintenance and Operation/Property Maintenance Commitment Form with the estimated Annual Maintenance and Operation Budget. These elements of the proposal provide assurances of long-term benefits of CDBG and HOME funded improvements. The signatory must be an individual with authority to obligate the entity identified as being responsible for on-going maintenance and operation.

10. APPLICATION INSTRUCTIONS

Applications

Applications will be available from Friday, November 17, 2023, through Friday, January 19, 2024 and may be downloaded from the City's website at:

<https://www.victorvilleca.gov/government/city-departments/development/planning/housing-programs-425>

- A. Applications may also be requested by calling (760) 243-6312 or by e-mailing: planning@victorvilleca.gov. Persons, organizations, or agencies requesting funding consideration under the City of Victorville's Community Planning and Development grant programs must submit **ONE UNBOUND** completed Application Form for each project along with all the required supporting documentation (refer to the Application Checklist). All pages must be one-sided and on 8 ½ x 11 paper. Do not include oversized or undersized pages. The application should not include any extraneous materials, unnecessary packaging, or a letter of transmittal, as they will be discarded.

There are three different application forms depending on your project type: Public Services, Construction/Other Community Development, and Housing. The application requires detailed and specific information about the project. The City will use this information to determine if the proposal is eligible for funding. All applicants will receive notification on the eligibility status of each project proposal.

- B. Mandatory Application Preparation Workshop

City staff will provide three technical assistance workshops to aid in the preparation of applications. The workshops will be held:

Wednesday, November 29, 2023, at 3:00 p.m.
Victorville City Hall
14343 Civic Drive, Conference Room D
Victorville, CA 92392

Tuesday, December 12, 2023, at 10:00 a.m.
Victorville City Hall
14343 Civic Drive, Conference Room D
Victorville, CA 92392

Tuesday, January 10, 2024, at 3:00 p.m.
Victorville City Hall
14343 Civic Drive, Conference Room D
Victorville, CA 92392

Workshop information can also be found on the City's website at the following address:

<https://www.victorvilleca.gov/government/city-departments/development/planning/housing-programs-425>

All parties interested in submitting an application for funding are required to attend at least one of the workshops provided.

C. Supporting Documentation

In order for applications to be considered complete, the following supporting documentation must be attached to the application:

- Articles of Incorporation;
- By-Laws;
- List of Board of Directors;
- Audited Financial Statements;
- Proof of Non-profit Status (e.g. 501(c)(3));
- Victorville Business License; and
- Adopted Budget.

Other supporting documentation may be required depending on the application and project. Please read each application carefully for these requirements.

D. Proposal Evaluation

Once your application is received by the City of Victorville, it is reviewed to determine project eligibility. Upon completion of the eligibility process, applications that are incomplete or ineligible will be notified and will not be considered for funding. Eligible applications will be forwarded to the CPD Grants Review Committee for its review. The Committee is comprised of two appointed Council Members and CDP Grants staff. A meeting will then be scheduled for the purpose of rating and ranking the applications utilizing the CPD Grants Application Evaluation Criteria and, funding recommendations will be provided to the City Council.

A point scale is utilized by the CPD Grants Review Committee for rating and ranking applications. Ratings are based on a numerical scale of 1 to 25 with a maximum number of possible points being 140. Rating categories are as follows: 1 through 5 - Poor; 5 through 10 - Fair; 10 through 15 - Average; 15 through 20 - Good; and, 20 through 25 - Excellent. Bonus points will be awarded for collaboration and participation.

Below is the criteria used for evaluation of applications submitted for funding consideration:

Need (Maximum of 25 points)

- There is a need for the activity that has clearly been defined and identified.
- The information supplied by the applicant shows how this activity will address the need.
- The need identified in the application is a Consolidated Plan priority.

Benefit (Maximum of 25 points)

- The cost/benefit ratio is reasonable (comparison of number of Victorville Residents to benefit to the amount of funding requested from Victorville.)
- The beneficiaries are an appropriate target group (low-income, handicapped, homeless, elderly, etc.).
- The activity benefits CDBG target areas.

Organization and Administrative Capability (Maximum of 25 points)

- The applicant is fiscally accountable (audit, adopted budget and proposed budget).
- The applicant's goals for this activity are realistic and achievable.
- The activity is consistent with the applicant's overall philosophy (articles of incorporation and bylaws).
- The applicant has a stable Board of Directors and community support.
- The applicant has prior experience in successfully administering an activity with similar administrative requirements (previous CDBG or other Federal, State and local grants).

Funding (Maximum of 25 points)

- The proposed budget demonstrates adequate funding.
- The proposed budget is realistic (expenses and administrative costs are reasonable).
- The requested funds will achieve an impact on the need.
- The request will not supplant other funding already available.
- The applicant demonstrates ongoing funding from other sources (federal, state and local resources) for its activities.
- The match requirements for funding are met or exceeded.

City Council Priorities (Maximum of 25 points)

- Past performance and CDBG funding history with the City of Victorville.
- Extent to which applicant will be able to meet stated goals and the ability to complete the activity in a timely manner.
- Activity targets Victorville residents.
- If the activity provides a regional benefit, the application supports the amount of funds requested is proportionate to the benefits Victorville residents will receive.

Collaboration (Maximum of 10 points)

- We value and encourage collaboration as a means to extend resources, increase client benefit and encourage visionary solutions that go beyond the capacities or mission of a single agency. Extra points are given to applications with evidence of collaboration.

Participation (Maximum of 5 points)

- Your opinion matters and participation in community meetings hosted by the Consortium is highly sought after. Your opinions and needs assist in setting the priorities for the funding year. Extra points are given to organizations that frequently attend CPD planning meetings.

Once the CPD Grants Review Committee completes the application review and evaluation process, it will provide its rating and funding recommendations to Council. **The City Council has the authority to make all final decisions regarding the selection of projects and the allocation of funds among projects.**

E. Public Hearing

The Victorville City Council will hold a public hearing on Tuesday, February 20, 2024 to receive community and agency input regarding the City's needs and strategies. Prospective applicants will have an opportunity to share their needs as well.

The second public hearing will be held on Tuesday, May 7, 2024 to award the eligible applications for fiscal year 2024-2025. All applicants will receive notice of the public hearing.

F. Application Deadline

Original hard copy applications must be received via mail, courier, or in person no later than 3:00 p.m. on Friday, January 19, 2024 at the City of Victorville Planning Department, 14343 Civic Drive, Victorville, CA 92392. Late, emailed or faxed applications will not be considered for funding.

G. Funding Notification

The City of Victorville sends written notification to the agencies approved for implementing CDBG or HOME-funded programs. Contracts must be written and approved for all CDBG or HOME-funded programs prior to any expenditure of funds by the subrecipient agencies.

For more information, application forms, or for questions, contact Liliana Collins, Development Specialist, at (760) 243-6312 or by email at: lcollins@victorvilleca.gov

Submit Completed Applications to: **City of Victorville**
 Planning Department
 14343 Civic Drive
 Victorville, CA 92392