

City of Victorville
Permanent Local Housing Allocation (PLHA) 2019-2023

302(c)(4) Plan

Eligible Applicant Type	Entitlement
Local Government Recipient of PLHA Formula Allocation:	City of Victorville
PLHA Formula Allocation Amount for Program Year 2019	\$632,770
PLHA Formula Allocation Amount for Program Year 2020	\$983,520
Approximate PLHA Formula Five Year Allocation Amount	\$3,796,620

<p>§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.</p>
<p>The funds will be used for the construction and/or operations of the Victorville Wellness Center located at 16902 First Street, Victorville, CA 92395. The Wellness Center will be a low-barrier interim housing campus operated as a navigation center for homeless and those at risk of homelessness. The non-congregate design of the modular housing units will offer 110 separate units with a minimum capacity of 170 beds. Along with interim housing beds, the Wellness Center will include ample community space, offering a wide variety of supportive services, such as a medical clinic, substance abuse counseling, employment linkage, public benefits assistance, pet care and housing navigation. The unique on-site layout of the 9,600 square foot support service buildings allows for those at risk of homelessness from the community to also utilize the on-site services. Altogether, the 25,920 square feet of housing units and support service buildings will be placed on the 4.5 acre campus of City owned land with additional amenities, such as a community garden, recreational sports courts, dog kennel and landscaped open space.</p>
<p>§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).</p>
<p>The low barrier navigation center will be occupied by homeless individuals through a coordinated entry system. The focus will be on extremely low-income individuals and households to help those at or below 30% AMI achieve stability and transition into the ultimate goal of permanent housing. Individuals will not be charged rent.</p>
<p>§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.</p>
<p>Victorville's current Housing Element within General Plan 2030 addresses Special Needs Groups, including the homeless. It recognizes that homelessness is an increasing issue in Victorville and it specifically identifies the need for homeless, transitional and emergency shelters to assist this groups housing needs. It also identifies existing facilities within the City and the directive for the City to have sufficient Zoning Districts that would permit new facilities without unnecessary constraints. Therefore, the Plan is consistent with the City's current Housing Element.</p>
<p>§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.</p>

95% of the allocated PLHA funds will be used for the preconstruction, constructing and operation of the Wellness Center that holds a minimum capacity of 170 individuals allowing stay 24 hours a day 7 days a week with support services provided onsite. This project will include collaboration with local service providers and San Bernardino County departments to provide the necessary and impactful wraparound services.

Proposed PLHA Activity for 2019-2023 302(c)(4)(E)(i-iv)					
Funding Allocation Year	2019	2020	2021	2022	2023
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Center	Navigation Center	Navigation Center	Navigation Center	Navigation Center
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	95%	95%	95%	95%	95%
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	1735	1735	1735	1735	1735
§302(c)(4)(E)(ii) Projected Number of Households Served	170	170	170	170	170
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	15	15	15	15	15

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.
<p>November 5, 2019 - The City Council adopted a Homelessness Solutions Strategic Action Plan which authorizes the City Manager to pursue the application of grants for shelters and explore the development of a Navigation Center operating as Day Center that provides onsite supportive services, case management & housing navigation.</p> <p>March 2020 – City Council briefed by City staff on proposed locations for the navigation center.</p> <p>February 2021 – Commence Construction Drawings and Studies for project site located at 16902 First Street.</p> <p>July 2021 – Commence Project Environmental Review</p> <p>December 2021 – Completion of Project and Environmental Entitlements</p> <p>January-March 2022 - Meetings with homeless service providers for operational structure and needs.</p> <p>February-April 2022 - Refinement of on-site service providers scope of work.</p>

January – March 2022 – Selection of General Contractor

March – June 2022 – Construction commences

May-September 2022 - Final Development of Operation Policies and Procedures and selection of Lead Operator.

December 2022 – March 2023 - Completion of Construction & Occupancy

March 2023 - Begin Operation.