



TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** September 27, 2016
From: Orlando Acevedo **Item No:** 14
Assistant Director
Economic Development and Housing Department
Subject: PUBLIC HEARING FOR AFFIRMATIVELY FURTHERING FAIR
HOUSING (AFFH) PLAN

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

1. Open public hearing
2. Close public hearing
3. That the Town Council consider public comments received and recommendations of the Community Development Citizen Advisory Committee (CDCAC) and approve the Assessment of Fair Housing (AFH).

SUMMARY:

The purpose of this public hearing will be to receive final comments regarding the AFH plan. It is anticipated that after the closure of the AFFH Public Hearing, the Town Council will take action to approve the proposed AFH Plan including comments and direct staff to submit the plan to the U.S. Department of Housing and Urban Development (HUD).

HUD recently published a Final Rule at 24 CFR Part 5 regarding a grantee's obligation to Affirmatively Further Fair Housing (AFFH). The new rule sets forth a meaningful and transparent process to identify and understand local and regional fair housing issues, to address significant disparities in housing needs, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws, and to set goals for improving fair housing choice and access to opportunity based on protected characteristics.

The AFFH supports the development of the Assessment of Fair Housing (AFH), which is replacing the Analysis of Impediments to Fair Housing Choice (AI). The AFH, informed by the community participation process, will guide grantees through the identification of

fair housing issues and related contributing factors, and result in prioritizing and setting of goals for its upcoming planning period: 2017-2021 Consolidated Plan and Annual Action Plans.

The community participation process includes outreach to public agencies, non-profits, residents and other stakeholders to solicit input of local data and knowledge in support and clarification of HUD provided data, maps and tables. This process includes community meetings, resident and stakeholder surveys as well as a public hearing. The AFH Plan incorporates comments provided by the Community Development Citizen Advisory Committee (CDCAC). A draft AFH has been available for public comment for a 30 day period.

BACKGROUND:

In 2003, the Town of Apple Valley and the City of Victorville formed the HOME Investment Partnership Program Consortium (the "HOME Consortium") in order to meet the threshold of obtaining HOME entitlement status with HUD. Both the City and the Town receive CDBG and HOME funding annually.

As Entitlement Jurisdictions, both the City and Town are required to prepare and adopt a Consolidated Plan (Con Plan) and an AFH plan. The Con Plan and AFH are also required to have a strategy for resident and citizen participation in the planning process. According to 24 CFR § 91.105 and as a condition of federal funding, the Communities must adopt and follow a Citizen Participation Plan (CPP) describing how each community will encourage participation from residents and citizens of all ages, genders, economic levels, races, ethnicities and special needs to provide them with equal access in the development of the Con Plan, Annual Action Plan (AP) and AFH, and to ensure their issues and concerns are adequately addressed.

Prior to the development of the AFH, the Consortium is required to amend its CPP to incorporate the legal requirement that federal grantees shall affirmatively further fair housing by "taking meaningful actions" in addition to combating discrimination to overcome any patterns of segregation and integrating racially and ethnically concentrated areas of poverty into the areas of opportunity, and addressing disparities in housing needs by providing access to opportunities. Both Communities have amended their respective CPPs.

For the preparation of this AFH, the Consortium utilized their respective websites and social media accounts to announce and advertise community meetings, surveys and public meetings and hearings. The AFH surveys, as well as the invitation to the workshops, were also emailed to approximately 1,200 community and regional contacts in hopes of gleaning their interest in attending one of the meetings and asking them to spread the word within their own organizations and share the survey with those they serve. Stakeholder organizations received a specific survey to further assist the Consortium in obtaining additional local or regional data and knowledge.

The ability to provide ease of access to the survey was important to the Consortium. Both Jurisdictions, in the capacity of the Consortium, made the survey available online via

Survey Monkey between June 29, 2016 and August 1, 2016, in both English and Spanish. Hard copy surveys and flyers, also in both languages, advertising both the online survey as well as the community meetings were distributed to the Town of Apple Valley and City of Victorville office locations, and the San Bernardino County Apple Valley Branch Library. Hard copy surveys were also made available to the public at community events and meetings, a homebuyer's workshop, and a fair housing disability workshop that staff attended during the time frame that AFH input from the public was sought. Additionally, approximately 200 hard copy surveys were mailed to former loan and grant recipients of Victorville Housing Programs. The surveys were also provided to Victorville residents and business owners who attended an Old Town Revitalization Forum meeting. This combined effort generated a total of 121 community respondents.

Community outreach meetings specific to the AFH were also held. In addition to being translated in both English and Spanish, flyers also acknowledged that if accommodations were needed to attend the meeting to inform staff of either jurisdiction of those needs. The first meeting occurred on July 12, 2016 at 1:00 PM in the Town of Apple Valley Council Chamber located at 14955 Dale Evans Pkwy., Apple Valley, CA 92307. The second was held at the City of Victorville offices at 14343 Civic Dr., Victorville, CA 92392 at 6:00 PM. These were not especially well attended, but the several community members present at each were very responsive and involved in the questions posed to them about their communities.

Stakeholder meetings were held at City of Victorville offices on August 9, 2016 at 10:00 AM to noon and 2:00 PM to 4:00 PM for those involved with transitional housing and rental assistance, and real estate and lending industries, respectively. With staff present from both Victorville and Apple Valley, a short questionnaire was disseminated to attendees who provided insight from the perspective of their organizations and professions. Another stakeholder meeting was hosted on August 11, 2016 at 10:00 AM by the City of Victorville, to focus on questions regarding education and youth.

This lengthy and collaborative process produced several important goals for the Consortium and specifically the Town. Below are examples of fair housing issues and the related goal extracted from the full description detailed in the attached AFH document.

- Public Outreach/Communication is a concern that needs to be continually addressed. Some of the strategies focused on is to (1) provide fair housing outreach and education services; (2) initiate half-day fair housing workshops at Town Hall and City Hall annually, targeting residents, landlords, disadvantaged groups and housing professionals; (3) outreach and education specifically for housing providers (i.e., landlords, property managers, realtors, lending institutions and managers of public housing); (4) workshops to assist elected and appointed officials of each jurisdiction and the general public.
- Technical Assistance/Education: Provide fair housing counseling/workshops; Fair Housing counseling for buyers, renters, industry; Existing programs, initiate educational programs into provided services via, for example, semi-annual workshops conducted by fair-housing service provider. Increase referral service to fair housing service provider. Increase fair housing information availability.

- Fair Housing Issue(s) Addressed: Disparities in Access to Opportunity; Disability and Access Analysis; Fair Housing Enforcement, Outreach Capacity, Resources Analysis
- Support improvements to transportation and transit services to enhance employment opportunities.

Fair Housing Issue(s) Addressed: Segregation; Disparities in Access to Opportunity; Disability and Access Analysis

- Monitor home rental and sales activities in order to ensure fair housing practices
Review public complaints received by fair housing provider.

Fair Housing Issue(s) Addressed: Disproportionate Housing Needs

- Address Accessibility Issues through Rehab Loan Programs
Fair Housing Issue(s) Addressed: Disability and Access Analysis

TIMELINE OF AFFH MEETINGS AND TRAININGS WITH AGENCIES AND PUBLIC

Date	Event	Notes	Location/Time
11/18/15	Consultation Workshop- Public Agencies	Adelanto, Apple Valley, Hesperia, County of San Bernardino, Victorville. HACSB no show. Only Apple Valley and Victorville to initiate first submitter action. Others have just completed 5 year plans. Align with others in 2020.	TOAV Conference Center
1/14/16	AFH Training- Lawyer's Committee	Lawyer's Committee, IFHMB, Apple Valley, Victorville	TOAV Conf Rm A/ 9am
1/14/16	HUD/ First Submitters Conf Call		TOAV Conf Rm A/ 11am
1/14/16	AFH Stakeholder Meeting	Apple Valley, Victorville, IFHMB, non-profits	TOAV Conf Rm A/ 1pm
4/11/16	HUD/ First Submitters Conf Call		
4/19/16	LA Convening on Fair Housing and Community Development		LA , Radisson, USC
4/21/16	AFH meeting	Apple Valley, Victorville, IFHMB, non-profits	VV, 3:30-5:30
4/27/16	IFHMB, Fair Housing Workshop		Rancho Cucamonga, all day
4/28/16	Riverside Fair Housing Conference		Riverside all day
5/17/16	AFH meeting	Apple Valley, Victorville	AV, 3 - 5pm
5/19/16	Citizen Participation Plan submitted		
5/23,24/16	HUD LA training		
5/25/16	AFH meeting	Apple Valley, Victorville	AV, 9-12:30

5/26/16	AFH meeting	Apple Valley, Victorville	VV, 9 - 3:30
6/4/16	San Bernardino County Homebuyer Workshop	SB County, HD Assoc. of Realtors, non- profits, public agencies, Apple Valley, Victorville	Victorville Fairgrounds , 9am -3pm
6/13/16	AFH meeting	Apple Valley, Victorville, IFHMB (Tech assist discussion)	1-5 Apple Valley
6/16/16	HUD AFH phone conference call	First submitters	9 -10 am
6/20/16	AFH meeting	Apple Valley, Victorville- establish timeline, schedule community meetings, distribute survey info	1-5 Victorville
6/23/16	Distribute AFH flyer to groups 1 and 2; stakeholder questionnaire to group 1		
6/28/16	IFHMB Disability Workshop	San Bernardino	
6/28/16	AFH meeting	Apple Valley, Victorville- finish survey info for stakeholders	3-5 Apple Valley
6/29/16	AFH survey final revisions; contact stakeholders		
7/6/16	AFH meeting	Apple Valley, Victorville-	1-5 Victorville
7/8/2016	Site visits/ calls to agencies	Meet/discuss AFH meetings and survey- Rock Springs, Golden Coach Mobile Estates, Apple Valley Senior Citizen Club, Casa Colina, St. Mary Hospital, Church for Whosoever	
7/11/2016	AFH contacts, stakeholders- phone calls		
7/12/2016	Apple Valley Community Meeting	Apple Valley/Victorville Community meeting	1-3 AV Town Hall Council Chambers
7/13/2016	Victorville Community Meeting	Apple Valley/Victorville Community meeting	6-8 Victorville Conf Rm D
7/21/2016	AFH Conference Call		12-1 Apple Valley
7/21/2016	AFH meeting	Apple Valley, Victorville- begin mapping and data	1-5 Apple Valley
7/27/2016	IFHMB- Disability Workshop		10-12 Victorville Conf Rm D
7/27/2016	IFHMB stakeholder questionnaire submittal		
7/29/2016	Survey Deadline		
8/1/2016	Apple Valley/Victorville conference call		
8/5/2016	AFH, Victorville public notice		
8/9/2016	AFH Stakeholder meeting	Utility assistance, transitional housing	10-12 Victorville
8/9/2016	AFH Stakeholder Meeting	Real estate, lenders, fair housing providers	1-3 Victorville
8/9/2016	AV, Council agenda item, set AFH public hearing for 9/27		
8/11/2016	AFH Stakeholder Meeting	Education, youth service providers	10-12 Victorville
8/16/2016	AFH Conference Call	Apple Valley, Victorville	
8/22/2016	AFH meeting to review draft plan	Community Development Citizen Advisory Committee, (CDCAC)	Apple Valley 3-5pm

8/25/2016	AFFH HUD conference call		
8/26/2016	Public Notice, Apple Valley, AFH notice of public hearing and draft available for review		
9/7/2016	AFH, AV meeting		
9/13/2016	AFH to citizen advisory committee for final review, comments	Community Development Citizen Advisory Committee, (CDCAC)	
9/20/2016	Victorville Council, public hearing , approval AFH		
9/20/2016	CDCAC meeting, approval of recommendations - AFH		
9/27/2016	Apple Valley Council, public hearing, approval-AFH		
9/29/2016	AFH plan to HUD		
10/4/2016	AFH deadline to HUD		

FISCAL IMPACT:

None.

ATTACHMENT:

Assessment of Fair Housing Plan is available for review in the Town Clerk's Office.