

Grantee: Apple Valley, CA

Grant: B-08-MN-06-0502

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-08-MN-06-0502

Obligation Date:

03/05/2009

Award Date:

02/27/2009

Grantee Name:

Apple Valley, CA

Contract End Date:

02/27/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,064,836.00

Grant Status:

Active

QPR Contact:

Christopher Moore

Estimated PIRL Funds:

\$0.00

Total Budget:

\$3,064,836.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

NSP Administrative funds will be used in conformance with 24 CFR 570.206. Eligible pre-award costs may be incurred in order to develop the NSP Plan and undertake other administrative actions necessary to receive the grant. The NSP Down Payment Assistance Program will be implemented Town-wide with an emphasis on foreclosure properties located in low income census tracts, redevelopment project areas (Census Tracts 97.09, 97.10, 97.12, 97.13, 97.14, 97.16). Although data indicates that the highest foreclosure rates (11.0%-11.8%) occurred in this target area, an estimated 46% of foreclosures also occurred outside the low income census tracts/redevelopment project areas and are spread out throughout the community. The overall foreclosure rate in Apple Valley is 10.3%. The Down Payment Assistance Program will provide down payment assistance, including closing costs, to income eligible households earning no greater than 120% of adjusted median income. The principal, interest, taxes and insurance will not exceed 30% of the household's adjusted median income. A 1% down payment is required of the household. The buyer will first secure a first mortgage with a fixed-rate, fully amortized, 30 year loan. The Town's assistance is in the form of a second mortgage loan at 0% interest rate, deferred and forgiven at the end of the term of the loan (30 years). If the property is sold, or the buyer ceases to occupy the residence, or the property is refinanced and cash is taken out, the loan will become immediately due and payable. Affordability covenants meeting, at a minimum, requirements set by HOME regulations will be placed on all properties participating in this program. All home buyers will attend an 8 hour home buyer education workshop prior to loan funding. In addition, the average purchase discount for all properties purchased with NSP funds for this program during the 18-month use period has been revised to 1% per HUD regulations. Acquisition/Rehabilitation/New Construction for Multi-residential uses will be used to finance, acquire, rehabilitate or provide new construction on vacant foreclosed properties for the purposes of providing multi-residential rental or homeownership opportunities. Funds may be used for a variety of purposes to include acquisition of land for future development of multi-residential housing acquisition/rehabilitation for use as transitional housing facilities, and acquisition/construction of incomplete residential projects. Furthermore, the Town of Apple Valley intends to utilize funds for potential acquisition, rehabilitation, new construction or completion of new construction for the purposes of rental to income eligible households, or rental to income eligible households in a rent-to-own plan, or direct sale to income eligible households or direct homeownership assistance. Apple Valley may partner with non-profit developers and will endeavor to participate in joint regional partnerships in the area of transitional housing. Affordability covenants meeting, at a minimum, requirements set by HOME regulations will be placed on all properties participating in this program. The average purchase discount for all properties purchased with NSP funds during the 18-month use period shall be at least 1%.

Definitions and Descriptions:

Low Income Targeting:



Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,064,836.00
Total Budget	\$0.00	\$3,064,836.00
Total Obligated	\$0.00	\$3,064,836.00
Total Funds Drawdown	\$0.00	\$3,064,836.00
Program Funds Drawdown	\$0.00	\$3,064,836.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,064,836.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$459,725.40	\$0.00
Limit on Admin/Planning	\$306,483.60	\$306,483.00
Limit on State Admin	\$0.00	\$306,483.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$766,209.00	\$766,209.00

Overall Progress Narrative:

AV Happy Trail Villas is selling units and scheduled for full occupancy in 1st quarter 13-14. 16 of 34 units are sold at this time.



Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01- Administration xx, NSP Administration	\$0.00	\$306,480.00	\$306,480.00
01-Administration, Administration NSP	\$0.00	\$3.00	\$3.00
02- Eligible Use A, Financing Mechanisms	\$0.00	\$1,250,000.00	\$1,250,000.00
03- Eligible Use B, Acquisition/Rehab/New Construction	\$0.00	\$1,508,353.00	\$1,508,353.00
zz, Apple Valley NSP	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	003
Activity Title:	Acquisition/Rehab/New Construction

Activity Category:

Acquisition - general

Project Number:

zz

Projected Start Date:

07/01/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Apple Valley NSP

Projected End Date:

09/30/2009

Completed Activity Actual End Date:

Responsible Organization:

Town of Apple Valley

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Town of Apple Valley1	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be used to finance, acquire, rehabilitate or provide new construction on vacant foreclosed properties for the purposes of providing multi-residential rental or homeownership opportunities. Funds may be used for a variety of purposes to include acquisition of land for future development of multi-residential housing acquisition/rehabilitation for use as transitional housing facilities, and acquisition/construction of incomplete residential projects. Furthermore, the Town of Apple Valley intends to utilize funds for potential acquisition, rehabilitation, new construction or completion of new construction for the purposes of rental to income eligible households, or rental to income eligible households in a rent-to-own plan, or direct sale to income eligible households or direct homeownership assistance. Apple Valley may partner with non-profit developers and will endeavor to participate in joint regional partnerships in the area of transitional housing. Affordability covenants meeting, at a minimum, requirements set by HOME regulations will be placed on all properties participating in this program. The average purchase discount for all properties purchased with NSP funds during the 18-month use period shall be at least 1%.

Location Description:

Funds will be used to finance, acquire, rehabilitate or provide new construction on vacant foreclosed properties for the purposes of providing multi-residential rental or homeownership opportunities. Funds may be used for a variety of purposes to include acquisition of land for future development of multi-residential housing acquisition/rehabilitation for use as transitional housing facilities, and acquisition/construction of incomplete residential projects. Furthermore, the Town of Apple Valley intends to utilize funds for potential acquisition, rehabilitation, new construction or completion of new construction for the purposes of rental to income eligible households, or rental to income eligible households in a rent-to-own plan, or direct sale to income eligible households or direct homeownership assistance. Apple Valley may partner with non-profit developers and will endeavor to participate in joint regional partnerships in the area of transitional housing. Affordability covenants meeting, at a minimum, requirements set by HOME regulations will be placed on all properties participating in this program. The average purchase



discount for all properties purchased with NSP funds during the 18-month use period shall be at least 1%.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 7

Activity Title: Purchase/Rehab/Acquisition/Rehab

Activity Category:

Acquisition - general

Project Number:

03- Eligible Use B

Projected Start Date:

09/01/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/New Construction

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Town of Apple Valley

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,508,353.00
Total Budget	\$0.00	\$1,508,353.00
Total Obligated	\$0.00	\$1,508,353.00
Total Funds Drawdown	\$0.00	\$1,508,353.00
Program Funds Drawdown	\$0.00	\$1,508,353.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,508,353.00
Town of Apple Valley2	\$0.00	\$1,508,353.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be used to finance, acquire, rehabilitate or provide new construction on vacant foreclosed properties for the purposes of providing multi-residential rental or homeownership opportunities. Funds may be used for a variety of purposes to include acquisition of land for future development of multi-residential housing acquisition/rehabilitation for use as transitional housing facilities, and acquisition/construction of incomplete residential projects. Furthermore, the Town of Apple Valley intends to utilize funds for potential acquisition, rehabilitation, new construction or completion of new construction for the purposes of rental to income eligible households, or rental to income eligible households in a rent-to-own plan, or direct sale to income eligible households or direct homeownership assistance. Apple Valley may partner with non-profit developers and will endeavor to participate in joint regional partnerships in the area of transitional housing. Affordability covenants meeting, at a minimum, requirements set by HOME regulations will be placed on all properties participating in this program. The average purchase discount for all properties purchased with NSP funds during the 18-month use period shall be at least 1%.

Location Description:

The NSP Down Payment Assistance Program will be implemented within the focus target area comprised of foreclosure properties located in the six (6) low income census tracts (Census Tracts 97.09, 97.10, 97.12, 97.13, 97.14, 97.16). Although data indicates that the highest foreclosure rates (11.0%-11.8%) occurred in this target area, an estimated 46% of foreclosures also occurred outside the low income census tracts, and redevelopment project areas and are spread out in redevelopment project areas as well as throughout the community. The overall foreclosure rate in Apple Valley is 10.3%.

Activity Progress Narrative:

Construction is completed. Units are on market for sale. 16 of 34 sold.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		2/1	
# of Parcels acquired by	0		0/0	
# of Parcels acquired voluntarily	1		1/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	16		16/34	
# of Singlefamily Units	16		16/34	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	9	7	16	9/0	7/34	16/34	100.00
# Owner Households	9	7	16	9/0	7/34	16/34	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
14194 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14164 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14108 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14104 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14170 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14132 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14182 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14150 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14190 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14144 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14120 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14186 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14138 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14112 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14158 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y
14146 Kiowa Rd	Apple Valley		California	92307-3979	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



