

## TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council                      **Date:** May 13, 2014

**From:** Lori Lamson,  
Assistant Town Manager                      **Item No:** 13  
Community Development Department

**Subject:** PURCHASE OF PROPERTY AVAILABLE FROM TAX LIEN SALES BY THE  
COUNTY OF SAN BERNARDINO FOR THE PURPOSE OF CONSTRUCTING  
NEW AFFORDABLE HOUSING PROJECTS

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

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### RECOMMENDED ACTION:

That the Town Council direct staff to purchase said property using HOME funds, if made available through tax lien sales by the County of San Bernardino.

### SUMMARY:

The proposal includes the purchase of vacant properties available from Tax Lien Sales by the County of San Bernardino for the purpose of constructing new affordable housing projects. These properties include the following:

1. 19678 Outer Hwy 18 - 13.81 acres located on the north side of Highway 18 along the Outer Highway adjacent to Rimrock Road (APN 0442-015-01)
2. 13239 Osage Road – 5 acres located at the northerly extension of Osage Road between Navajo Road to the west, Ojai Road to the south, Pawnee Road to the east and Ottawa Road to the north (APN 3087-361-04)

The subject properties, if purchased by the Town, would qualify as future projects consistent with the Town's approved Consolidated Plan, using HOME Investment Partnerships Program (HOME) funds allocated for the use by a certified Community Housing Development Organization (CHDO). The Consolidated Plan is a comprehensive five-year strategy (2012-2016) that addresses the use of Federal grant/entitlement funds, such as HOME funds set aside for specific activities to be undertaken by a special type of non-profit called a CHDO. At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for use by a CHDO. A CHDO is a private nonprofit, community-based organization that has staff with the

capacity to develop affordable housing for the community. An organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience in order to qualify as a CHDO.

The Tax Lien sale by the County of San Bernardino is scheduled to begin on Saturday, May 17, 2014. This auction is conducted by the Tax Collector to for tax-defaulted properties in accordance with Chapter 7 (Section 3691-3731.1) of the Revenue and Taxation Code.

These properties can be removed from the auction list if the property owner corrects all defaulted taxes prior to the auction date. As such, these properties may not be available for purchase at the time of the auction, if the default status is corrected.

**FISCAL IMPACT:**

CHDO funds have been budgeted in this 2013-2014 fiscal year, which would cover all expenses of the purchase of these properties.

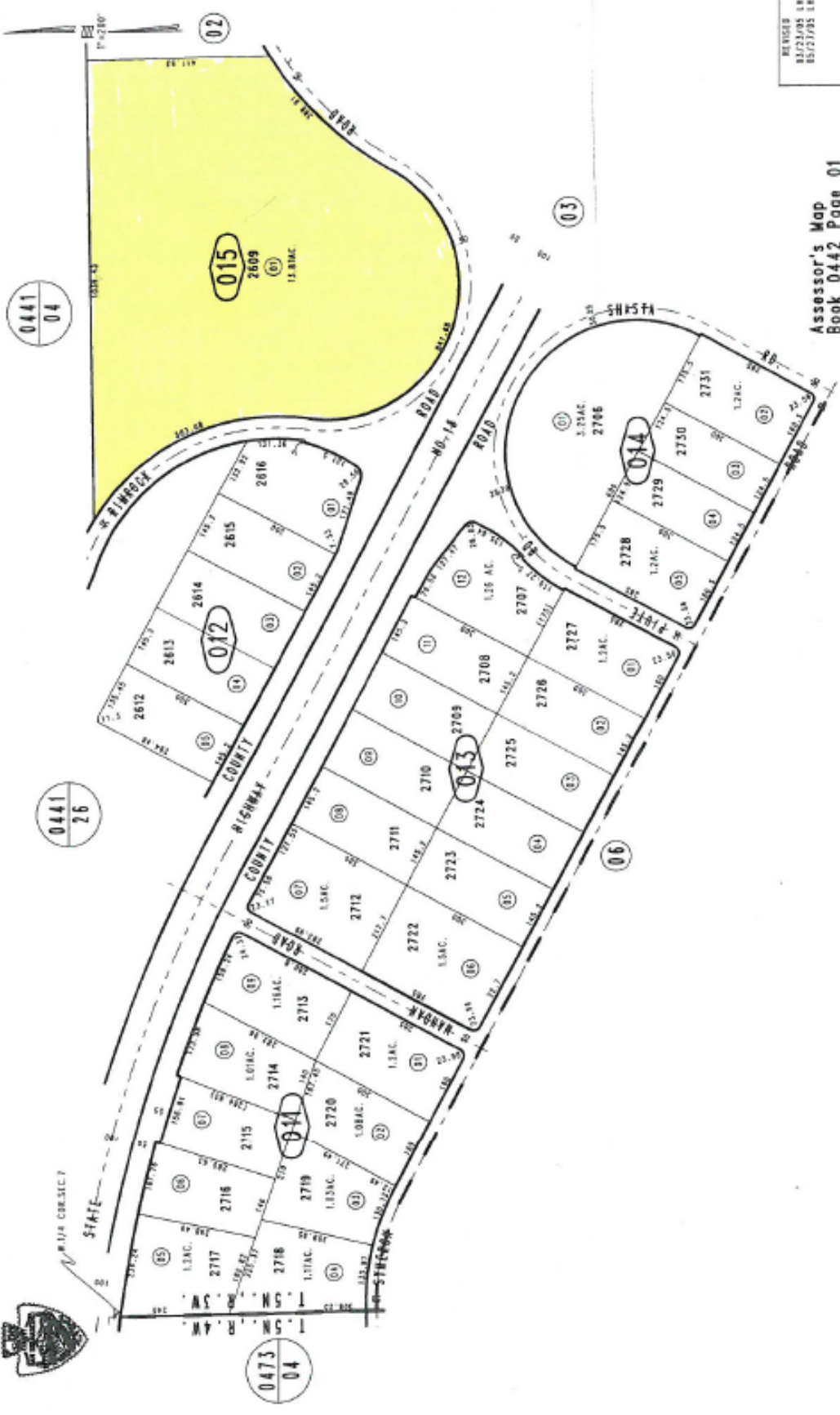
**ATTACHMENTS:**

1. 19676 Outer Hwy 18, Assessor Parcel Map
2. 13239 Osage Road, Assessor Parcel Map

Ptn. Apple Valley Ranchos Unit No.7, Tract No.3333  
 M.B.44/59-61

Town of Apple Valley 0442-01  
 Tax Rate Area  
 21056

THIS MAP IS FOR THE PURPOSE  
 OF AN FALSHEN FABASTION ONLY.



0441  
04

0441  
26

0473  
04

REVISIONS  
 02/21/05 18  
 05/21/05 18

Assessor's Map  
 Book 0442 Page 01  
 San Bernardino County

October 2003

PURPOSE FOR ONLY.

N.1/2, S.W.1/4, Sec. 27, T.5N., R.3W., S.B.M.

Town of Apple Valley 3087-36  
Tax Rate Area  
21077

