

**TOWN OF  
APPLE VALLEY, CALIFORNIA**

**AGENDA MATTER**

**Subject Item:**

**APPLE VALLEY HOUSING PROGRAMS**

**Summary Statement:**

In response to a request by Council Member Sagona to place this matter on the Town Council's agenda, the purpose of this report is to provide the Town Council with a summary of the housing programs and activities offered to Apple Valley residents. These programs are administered by staff assigned to the Housing Section of the Economic Development and Housing Division.

**Residential Rehabilitation Loan Program (RRLP)**

The RRLP provides loans of up to \$20,000 for repair work to single-family owner-occupied homes. The RRLP guidelines require that all projects assisted must substantially benefit low-income persons. The program is available to lower income homeowners who live within the Apple Valley town limits. The loans are deferred and do not require repayment for up to 30 years; however, the loan is due and payable upon sale or transfer of title. Loan funding is available on a first-come-first-served basis, which is based upon submittal of a full and complete application package. To date, the Town has provided over 130 households with home repairs and assisted these homeowners in eliminating health and safety code issues.

**Neighborhood Stabilization/Downpayment Assistance Program (NSP/DAP)**

The Town of Apple Valley is utilizing Neighborhood Stabilization Funds to offer a new Downpayment Assistance Program (NSP/DAP). The NSP/DAP is designed to expand the supply of affordable housing by providing down-payment assistance to middle-income, low-income and very low-income home buyers **purchasing a foreclosed home** within specific target areas of the Town of Apple Valley. The NSP/DAP must be processed in conjunction with a first mortgage loan. No principal or interest payments are required during the term of the Loan. Assistance is provided in the form of a 0% loan deferred for a maximum of 45 years. (continued on next page)

**Recommended Action:**

That the Town Council receive and file the subject staff report.

**Proposed by** Assistant Town Manager, Econ. & Comm Dev.      **Item Number** \_\_\_\_\_

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

**Summary Statement (Continued):  
Apple Valley Housing Program  
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As Council is aware, this program encountered significant regulatory hurdles at its inception and was slow to get off the ground as a result. Fortunately, HUD has eliminated the most significant obstacle to success, which required homes to be purchased at 15% less than fair market value. As a result, loan activity has increased substantially and staff has recently made five (5) loans totaling \$311,389, with many new applications in process. The Town's previous HOME-funded Downpayment Assistance Program provided twenty-one (21) households with homeownership opportunities.

**Workforce and Senior Housing Development**

The Town of Apple Valley encourages and supports the development of work force housing projects and housing projects focused on Apple Valley's significant senior population. Some of the activities the Town participates in include acquisition of land for future work force housing projects and partnering with non-profit and for-profit development entities for the purpose of developing affordable housing relating to the Town's share of the Southern California Association of Government's Regional Housing Needs Allocation.

**Activities and Services Supporting Housing**

The Town utilizes a substantial portion of its Community Development Block Grant to provide activities and services that support housing and promote the growth of healthy neighborhoods. Activities include infrastructure improvements, as well as the provision of numerous public services that are integral in promoting healthy neighborhoods and a suitable living environment.

Based upon the foregoing, staff recommends adoption of the form motion.