

Grantee: Apple Valley, CA

Grant: B-08-MN-06-0502

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-06-0502

Obligation Date:**Grantee Name:**

Apple Valley, CA

Award Date:**Grant Amount:**

\$3,064,836.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

Recovery Needs:

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 households 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 Towns 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%.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,064,836.00
Total CDBG Program Funds Budgeted	N/A	\$3,064,836.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$79,981.71	\$79,981.71
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$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	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The Town of Apple Valley Housing Division staff has worked diligently to launch the Neighborhood Stabilization Program/Down payment Assistance Program (NSP/DAP). Administrative funds have been used for training, education and salaries for the employees administering and implementing the program.

To date, we have hosted three lender training workshops and currently have eight (8) lenders on our approved lender list. Housing staff spoke at a recent Victor Valley Association of Realtors meeting and visits to individual real estate offices were arranged in an effort to market the program and to provide local realtors with program details. Additional marketing efforts include advertising on the Town of Apple Valley website, running articles in the Town's quarterly newsletter and by posting informational flyers and relevant materials in our lobby.

The Housing Division has closed six (6) NSP/DAP loans to date totaling \$311,453.67. Of this total \$3,555 was for a family at 60% AMI and the remaining loans were for families and individuals at 50% AMI or less. Additionally, the Town has another 17 loan packages in various stages of the process.

Negotiations are underway with a local CHDO developer for the acquisition of a foreclosed 34-unit townhouse-condominium project that was not fully constructed. This project is significant as its location on Highway 18 has high visibility. Left in its current state, the project continues to deteriorate creating a blighting influence on the community. NSP funds will be used to assist in acquisition. The developer will complete construction of the project, with the intention of marketing the project as rental units with a lease-purchase option providing opportunity for future home

ownership.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
5, Apple Valley NSP	\$0.00	\$0.00	\$3,064,836.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 001

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

5

Project Title:

Apple Valley NSP

Projected Start Date:

07/01/2009

Projected End Date:

09/30/2009

National Objective:

N/A

Responsible Organization:

Town of Apple Valley

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$306,483.00

Total CDBG Program Funds Budgeted

N/A

\$306,483.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$79,981.71

\$79,981.71

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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.

Location Description:

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Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

