

# **Community Preservation and Revitalization Program**

The City of Victorville's City Council and its staff are fully aware of the growing foreclosure, residential vacancy, and property maintenance problems that our residents face today in their respective communities. The City of Victorville has established a multi prong approach utilizing numerous City departments along with State and Federal housing agencies in order to preserve our communities, rehabilitate existing vacant and damaged residential units, and revitalize troubled communities. The following measures are being executed:

## **Community Preservation: (Code Enforcement)**

Various city compliance departments such as the Police and Development/ Code Enforcement departments have increased enforcement and abatement activities. These activities include:

- Issuing violation notices and substantial fines to the individual property owners or financial institutions which have control of the problem property and have failed to correct the nuisances.
- Ensuring the violations are corrected prior to transfer or sale of the problem property.
- Placing a lien on the property that identifies them as a nuisance through county property records.
- Securing the vacant properties, draining stagnant unsecured swimming pools, and removing large amounts of household trash to prevent property damage.
- Assisting the real estate community in cleaning up the violations and clearing the property liens to speed up the transaction and help get new homeowners moved in.

## **Rehabilitation of Residential Structures: (Economic Development Department)**

The Economic Development Department is making available silent second loans to homeowners for home repairs through its Owner-Occupied Rehabilitation (OOR) Program.

In February 2009, the Economic Development Department will work to implement the Neighborhood Revitalization Program (NRP) which will address the repairs and the security of foreclosed properties among other items within specific neighborhoods. Neighborhoods have been identified based on their number of foreclosures, as well as those properties that are at risk of becoming foreclosed. Additionally, the program will supplement code enforcement activities as well as Police crime-free activities to stabilize our neighborhoods with the goal to proactively identify and secure vacant problem properties to abate public nuisances.

## **Revitalization: (Economic Development Department)**

The Economic Development Department will be receiving federal funds under the new Neighborhood Stabilization Program (NSP) to acquire foreclosed properties, fully rehabilitate them and to resell them to homebuyers. This program will promote homeownership opportunities to absorb the vacant, abandoned or foreclosed property. Revenue from sold properties will create program income that will be reinvested back into the program and funds

will be used to continue the acquisition of new foreclosed properties and support the crime-free aspects of the program.

**Mortgage Assistance Program, MAP: (Economic Development Department)**

Citywide:

This long running program has been revamped to provide priority funding to homebuyers purchasing foreclosed, vacant, or abandoned homes. This program provides 0% silent second loans to assist homebuyers with down payment and/or closing costs.

NSP DESIGNATED AREAS:

A new NSP Mortgage Assistance Program has been created to assist in the marketing of the foreclosed, vacant or abandoned homes within the selected NSP Designated Areas. The program will mirror the existing MAP in purpose and in loan terms, but all properties assisted under the NSP MAP are to be purchased at an aggregate discount of 15% to qualify for these funds.