

**TOWN OF APPLE VALLEY  
TOWN COUNCIL AGENCY**

**SPECIAL MEETING  
MINUTES – January 25, 2011**

**OPENING CEREMONIES**

**CALL TO ORDER:**

Mayor Nassif called to order the meeting of the Apple Valley Town Council at 4:08 p.m.

Roll call was taken with the following members present:

Roll Call

Present: Council Members Coleman; Emick; Mayor Pro Tem Stanton; Mayor Nassif. Absent: Councilman Roelle.

**BUSINESS OF THE COUNCIL**

**1. Affordable Housing**

Ken Henderson, Assistant Town Manager, Economic and Community Development, made a brief introduction regarding affordable housing in the Town of Apple Valley. He thanked Council Member Coleman for her suggestion that this item be discussed for the benefit of the public.

Emily Wong, Assistant Director, Economic and Community Development, presented the staff report as filed with the Town Clerk. Ms. Wong presented a PowerPoint presentation on Affordable Housing in the Town. Throughout the presentation, a series of questions and answers ensued.

Mayor Pro Tem Stanton questioned the amount of funds used to administer the program.

Mr. Henderson explained, for the benefit of the Council and the public, issues and costs that arise when projects that are brought before the Council are approved, and then terminated at a later date by the Council.

Mayor Nassif asked a series of questions regarding RDA surplus funding.

Ms. Wong discussed the RDA bond proceeds and consequences for non-compliance. She also discussed various programs offered by the Housing Division.

Ms. Wong continued the presentation by presenting slides of multi-housing projects in various communities.

Ms. Wong asked the for Council's assistance in identifying potential uses for the \$1,463 million in NSP funds that must be used to purchase property in blighted areas or used to purchase foreclosure properties in defined target areas. She recommended the Council consider using the funds for down payment assistance, acquisition/new construction of housing sites owned by RDA and/or Housing Partners 1 and the acquisition/rehabilitation of existing housing. She

noted but did not recommend that the funding can also be given back to HUD or be reallocated to the County.

Discussion ensued regarding uses for the funds available.

Emily Wong, Assistant Director, Economic and Community Development, recommended that staff come back at a later date with a formulation for all three activities. She also recommended giving staff as much flexibility as possible.

Ken Henderson, Assistant Town Manager, Economic and Community Development, recommended that the Town Council direct staff to develop a straight forward critical element process that we would share with developers and have them complete the form so that staff can provide information to the Council as early as possible. Town Council can then determine which projects staff should pursue. Mr. Henderson explained the need to have the process completed no later than the second meeting in February or sooner.

It was the consensus of the Town Council to move forward with staff's recommendations.

Mr. Henderson recognized Cindy Amagrande, Heather Zillner and Christopher Moore, for their work on this project.

David Mueller, Apple Valley, questioned where in the Constitution it states that we must provide affordable housing. He commented on developers in the audience and questioned their interest in various projects including affordable housing.

This was a receive and file item only. There was no action taken.

## ADJOURNMENT

Motion by Mayor Pro Tem, seconded by Councilman and unanimously carried, to adjourn the Special meeting at 5:53 p.m.

Town Clerk

Mayor