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Villa del Sol Homes Fact Sheet

A Solution to Affordable Homeownership

- The City of Chino and Neighborhood Partnership Housing Services, Inc. (NPHS) are both committed to neighborhood revitalization through various programs and investments, and provide a public/ non-profit solution to creating affordable homeownership opportunities.
- The City of Chino has partnered with NPHS on a number of programs, including administration of the City's Down Payment Assistance Program, and Healthy Homes Grant Program.
- Under the Infill Housing Development Program, the City of Chino has been providing financial incentives to property owners and non-profit developers to assist with the development of affordable single-family homes on undeveloped or under-developed residential parcels in the Chino downtown area.
- The City of Chino entered into a partnership with the National Community Stabilization Trust (NCST) to gain preferred access to inspect and purchase real estate owned properties (REOs) at a discount before the properties are made available to the public.
- The City was notified of the availability of a distressed single-family home located at 4923 G Street, and was made available for purchase at a discount by Bank of America.
- The City determined that the property was large enough to subdivide into three individual lots with the vision of building three homes for sale to first-time homebuyers.
- NPHS purchased the property on behalf of the City through the NCST to develop it into Villa del Sol Homes.
- By leveraging public and private investment, the City and NPHS envisioned transforming the property that was an eyesore to the community into homeownership opportunities for working families or individuals.
- NPHS and the City of Chino are proud to present Villa del Sol Homes which consist of three beautiful high-performance factory-built single-family homes. One new home consists of four bedrooms and two bathrooms; two additional new homes consist of three bedrooms and two bathrooms, all with two-car attached garages.
- All three homes will be sold to qualified low-income households at affordable prices.
- All three homes will be equipped with solar panels through the GRID Solar Installation Program. The solar installation is provided at a reduced price by GRID Alternatives. Much of the remaining solar installation costs are covered by funds from NPHS and matching grant funds from NeighborWorks America.
- Additional Villa de Sol development specs and photos can be found by [clicking here](#).
- Advances in premanufactured housing technology have made factory-built homes (also known as manufactured homes) a viable solution in the housing industry by offering customizable, energy-efficient, quality homes that can be superior than traditional "stick-built" construction.
- Factory-built housing presents unmatched affordability saving from 20 to 30 percent when compared to site-built housing with speed being one of the biggest advantages of factory-built methods saving time and money.

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About Neighborhood Partnership Housing Services (NPHS)

NPHS is a local nonprofit community development organization part of the Neighborworks® Network which is dedicated to building stronger communities by providing down payment assistance, homebuyer education, homeownership retention counseling, Financial Wellness workshops, and neighborhood revitalization programs for families in the Inland Empire and Eastern Los Angeles County. NPHS' mission is to build stronger communities by creating innovative housing and economic solutions that advance the well-being of people, vitality of neighborhoods, creation of jobs and sustainability of the environment.

About the City of Chino Housing Division

The City's Housing Division is responsible for the operation and management of the City's affordable housing programs. Since its inception, the City has implemented a variety of housing and community development programs aimed at revitalizing older neighborhoods and assisting very low, low and moderate income households attain safe, decent and affordable housing.