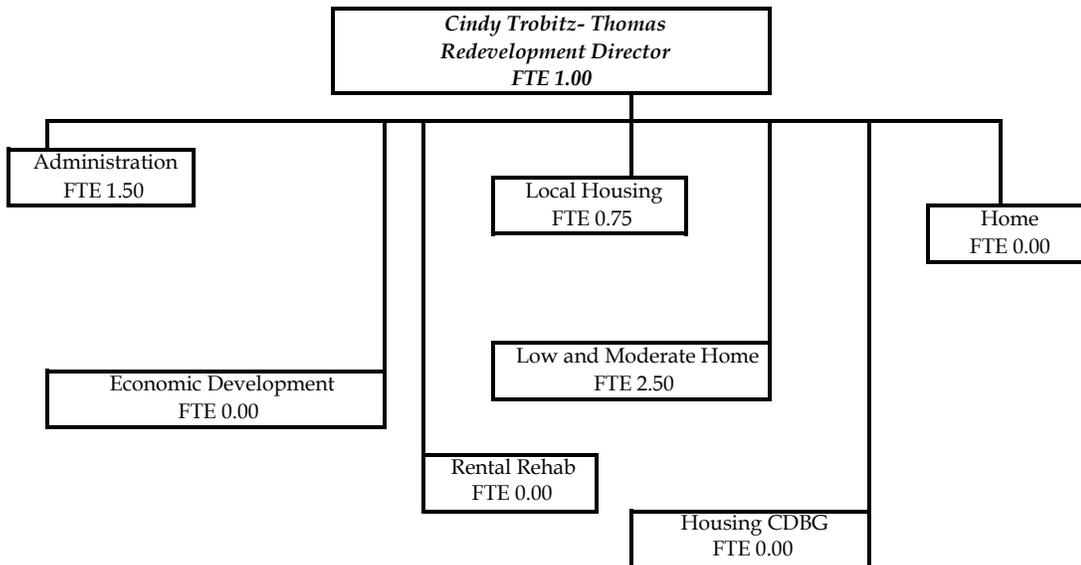


# REDEVELOPMENT DEPARTMENT

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**Mission.**

*Bring together resources to achieve Eureka's vision of a diverse, sustainable community with healthy neighborhoods, a vibrant urban core, a strong regional economy and quality jobs for all citizens.*

# Department Summary

## Redevelopment & Housing



### DEPARTMENT DESCRIPTION:

The Redevelopment & Housing Department is responsible for all redevelopment and housing programs that occur inside the City of Eureka. Programs include: Redevelopment Administration, Economic Development, Local Housing, Low and Moderate Income Housing, Housing CDBG Program, Housing Rental Rehabilitation, and HOME.

	<u>2005-06</u> <u>Actual</u>	<u>2006-07</u> <u>Budget</u>	<u>2006-07</u> <u>Estimated</u>	<u>2007-08</u> <u>Budget</u>
<b>EXPENDITURES BY PROGRAM:</b>				
Redevelopment Administration	\$832,811	\$1,160,995	\$997,575	\$1,139,338
Economic Development	160,786	335,706	284,060	300,422
Local Housing Program	184,253	379,983	188,819	262,097
Low and Moderate Income Housing	327,285	3,169,059	2,142,944	2,537,976
Housing CDBG Program	261,712	1,010,903	749,562	510,531
Housing - Rental Rehabilitation		70,000		70,000
HOME	9,162	266,050	242,870	
<b>Total</b>	<b>\$1,776,009</b>	<b>\$6,392,696</b>	<b>\$4,605,830</b>	<b>\$4,820,364</b>

### EXPENDITURES BY CATEGORY:

Salaries and Benefits	\$445,849	\$447,308	\$445,308	\$467,359
Services and Supplies	1,315,370	5,938,088	4,154,222	4,353,005
Capital Outlay	14,791	7,300	6,300	
<b>Total</b>	<b>\$1,776,009</b>	<b>\$6,392,696</b>	<b>\$4,605,830</b>	<b>\$4,820,364</b>

### REVENUES BY FUND:

Redevelopment Administration	\$832,811	\$1,160,995	\$997,575	\$1,139,338
Economic Development	160,786	335,706	284,060	300,422
Local Housing Program	184,253	379,983	188,819	262,097
Low & Moderate Income Housing	327,285	3,169,059	2,142,944	2,537,976
Housing CDBG Program	261,712	1,010,903	749,562	510,531
Housing - Rental Rehabilitation		70,000		70,000
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<b>Total</b>	<b>\$1,776,009</b>	<b>\$6,392,696</b>	<b>\$4,605,830</b>	<b>\$4,820,364</b>

	<u>2005-06</u> <u>Actual</u>	<u>2006-07</u> <u>Actual</u>	<u>2007-08</u> <u>Budget</u>
<b>PERSONNEL:</b>			
Full-time Positions	5.00	5.00	5.00
Regular Part-Time Positions	0.75	0.75	0.75
<b>Total</b>	<b>5.75</b>	<b>5.75</b>	<b>5.75</b>

*Redevelopment & Housing*



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Redevelopment Administration  
**PROGRAM:** Redevelopment Administration      **ACCOUNT:** 46410

**DEPARTMENT DESCRIPTION:**

The Redevelopment Program is responsible for the implementation of all activities associated with the operations of the Eureka Redevelopment Agency (Agency). The Agency was established on February 5, 1970, when the City Council Adopted Ordinance No. 138, declared the need for the Redevelopment Agency and designated itself to serve as the governing body of the Agency. Pursuant to California Redevelopment law, the Agency is a separate legal entity from the City and receives primary funding from tax increment revenues as a result of the establishment of three redevelopment project areas. The main function of the Agency is to ensure compliance with all established objectives and policies while implementing redevelopment activities within the City of Eureka, with the first objective being to revitalize project areas and improve the economic base of the community by facilitating both redevelopment and economic development activities. The Agency contracts with the City for administrative services.

	<u>2005-06 Actual</u>	<u>2006-07 Budget</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>PROGRAM EXPENDITURES:</b>				
Salaries and Benefits	\$188,175	\$175,171	\$182,059	\$210,609
Services and Supplies	644,635	978,524	809,216	928,729
Capital Outlay		7,300	6,300	
<b>Total Expenditures</b>	<u>\$832,811</u>	<u>\$1,160,995</u>	<u>\$997,575</u>	<u>\$1,139,338</u>

	<u>2005-06 Actual</u>	<u>2006-07 Actual</u>	<u>2007-08 Budget</u>
<b>FULL TIME AND REGULAR PART-TIME POSITIONS:</b>			
Redevelopment and Housing Director	0.50	0.50	0.50
Management Analyst	1.00	1.00	1.00
Administrative Services Assistant	0.50	0.50	0.50
<b>Total</b>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>

**SERVICE LEVEL CHANGES:**

None.



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Redevelopment Administration  
**PROGRAM:** Redevelopment Administration      **ACCOUNT:** 46410

**PROGRAM GOALS:**

The Eureka Redevelopment Agency is responsible for the implementation of all activities associated with the expenditure of Redevelopment tax increment and bond funds. The primary objective of the Agency is to undertake projects that will revitalize the project areas and improve the economic base of the community by facilitating both redevelopment and economic development activities. In order to leverage and fully maximize the impact of the Redevelopment Agency’s limited tax increment monies, the Agency also applies for additional funding from both state and federal sources for housing and economic development activities. This summary does not separate achievements by funding source, but by projects, which are administered by the Agency. The following summary lists the 2007-08 program objectives for each of Redevelopment’s major areas of responsibility and highlights the accomplishments completed towards those objectives.

**PROGRAM OBJECTIVES:**

Assist in the elimination of economic and physical deficiencies, underutilization of property and other blighting factors. Focus limited Redevelopment monies, and invest in projects that will be self-sufficient, increase tax increment and create new employment opportunities. Strengthen and stimulate commercial activity in the area. Revitalize the Eureka waterfront and eliminate blighting influences. Assist in the elimination of blighting influences to improve and strengthen residential neighborhoods and supporting commercial areas.

**PERFORMANCE MEASURES:**

<b>Program/Service Outcomes: (based on program objectives)</b>	<b>2005-06 Actual</b>	<b>2006-07 Estimated</b>	<b>2007-08 Budget</b>
Annual Report Completed	Yes	Yes	Yes
Statement of Indebtedness Completed	Yes	Yes	Yes
Redevelopment Plan Amendment Completed	Yes	Yes	N/A
5-Year Implementation Plan Completed	Yes	N/A	N/A
Provide staff support to the Redevelopment Advisory Board	Yes	Yes	Yes
Implement goals and policies of the Redevelopment Plan	Yes	Yes	Yes
Staff Professional Development	Yes	Yes	Yes

*Redevelopment & Housing*



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Redevelopment Administration  
**PROGRAM:** Redevelopment Administration      **ACCOUNT:** 46410

**Program/Service Outputs: (goods, services, units produced)**

Annual report completed	1	1	1
Statement of Indebtedness Completed	1	1	1
Redevelopment Plan Amendment	1	N/A	N/A
5-Year Implementation Plan Completed	N/A	N/A	N/A
Agency Board Agenda Summary Completed (average)	50	50	50
Professional Development Training	8	8	8







*Redevelopment & Housing*



DEPARTMENT: Redevelopment & Housing      FUND: Housing  
 PROGRAM: Local Housing      ACCOUNT: 46310

**PROGRAM DESCRIPTION:**

These funds are provided for properties city-wide that are not within a specific target area, and for rehabilitation projects that do not fit into any of the Federal or State programs. For single-family residents, the residence must be owner occupied; for multi-family residents, the tenant's income must be determined to be moderate income or less. **Paint Up/Fix Up Grant Program**: This program funds minor repairs to the exterior of residences located within the City limits. Currently grants are being provided at \$2,500 per eligible property. On average, the City funds 40 grants per year. **Dumpster Grant Program**: This program provides dumpsters for the clean-up of residential sites and neighborhoods located within the City limits. The City currently budgets \$5,000 every fiscal year, and City Garbage provides the City with 20 free dumpsters for housing needs every calendar year. On average, the City provides 20 dumpsters per fiscal year. **Graffiti Grant Program**: Shafer's Ace Hardware has contracted with the City to provide clean up kits to low and moderate income residents of the City. The kits can be purchased for \$5 to provide residents with paint brushes and other materials to remove graffiti in residential neighborhoods. All remaining costs for the paint kits will be paid for by City funds. **Wheelchair Ramp Grant Program**: This program provides grant funding for construction of residential wheelchair ramps. The program targets very low to moderate income, disabled adults and frail seniors. **Senior Home Repair Grant Program**: The purpose is to assist low to moderate income fixed income, seniors in the community (who cannot afford the repairs) with minor health and safety repairs to modify their home to accommodate the special needs of a senior and make their homes safer. **Lead Based Paint Grants**: Provide grant money for evaluation, inspection, mitigation and clearance of lead based paint hazards found in residential rehabilitation projects. **Relocation Grants**: Provide relocation grant funds for emergency temporary relocation during rehabilitation projects as per the Housing Rehabilitation Residential Anti-Displacement & Temporary Relocation Plan. **Demolition Grants**: Provide grants for demolition to degraded properties which come before the agency through requests for Redevelopment funding assistance.

	<u>2005-06 Actual</u>	<u>2006-07 Budget</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>PROGRAM EXPENDITURES:</b>				
Salaries and Benefits	\$28,936	\$29,382	\$26,843	\$31,534
Services and Supplies	\$155,317	350,601	\$161,976	230,563
<b>Total Expenditures</b>	<b>\$184,253</b>	<b>\$379,983</b>	<b>\$188,819</b>	<b>\$262,097</b>

	<u>2005-06 Actual</u>	<u>2006-07 Actual</u>	<u>2007-08 Budget</u>
<b>FULL TIME AND REGULAR PART-TIME POSITIONS:</b>			
Housing Technician		0.75	0.75
<b>Total</b>		<b>0.75</b>	<b>0.75</b>

**SERVICE LEVEL CHANGES:**

None.

## Redevelopment & Housing



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Housing  
**PROGRAM:** Local Housing      **ACCOUNT:** 46310

**PROGRAM GOALS:**

Provide Paint Up/Fix Up grants for low to moderate income households located south of Buhne Street. Provide Residential Graffiti Clean-up, Wheelchair Ramps, Dumpsters, Demolition, Senior Home Repair, Lead Base Paint Hazard Reduction and Relocation through grants to the community. Keep all grant program guidelines current. To provide programs which will eliminate health and safety concerns and/or to eliminate blight.

**PROGRAM OBJECTIVES:**

Increase the number of Paint Up/Fix Up grants, residential Graffiti Clean-Up kits, Wheelchair Ramps installed and Dumpsters provided through grants. Continue to keep grant program guidelines current and provide efficient application process and forms to expedite grant program applications. Continue to eliminate health and safety hazards and blight. Increase awareness of the grant programs availability to the community. Target area for the Paint up/fix up program was expanded City-wide, and budget doubled in 2006-07. Local and LMIH Funds will be used, increasing the number of applicants assisted. Senior Repair grants have increased as the guidelines were modified to expand the scope of work eligible under the program.

**PERFORMANCE MEASURES:**

<b>Program/Service Outcomes: (based on program objectives)</b>	<b>2005-06 Actual</b>	<b>2006-07 Estimated</b>	<b>2007-08 Budget</b>
Guidelines implement for Senior Small Repair Grant Program	Yes	Yes	Yes
<b>Program/Service Outputs: (goods, services, units produced)</b>			
Housing loans processed	None	1	3
Graffiti clean-up kits issued	None	None	None
Paint Up/Fix Up grants issued	0	20	20
Dumpster Grants issued	13	10	10
Wheelchair Ramp Grants issued	1	3	3
Senior Repair Grants issued	78	75	75
Lead Based Paint Grants	0	1	2
Relocation	1	1	1
Demolition	0	0	0



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Low and Moderate Income Housing  
**PROGRAM:** Low and Moderate Income Housing      **ACCOUNT:** 46320

**PROGRAM DESCRIPTION:**

The Low and Moderate Income Housing program receives funding from 20% of all tax increment revenue generated from the three project areas of the Redevelopment Agency. It funds and/or administers a number of programs or grants, including: First Time Homebuyer, Housing Rehabilitation, Lead Based Paint Hazard Reduction Grant Program, and the Downtown Residential Seismic Retrofit Loans. Funds are also used to meet cash match requirements of State and Federal Grant applications.

**First Time Homebuyer Program:** This program provides from \$120,000 in second mortgage financing to supplement a qualified first time homebuyer's down payment. **Housing Rehabilitation Loans:** The program targets low and moderate income homeowners, and provides deferred or amortized low-interest loans. **Lead Hazard Evaluation and Reduction Grant Program:** This program is making funds available to eligible rehabilitation loan recipients to reduce lead based paint hazards. **Downtown Residential Seismic Retrofit Loans:** This program provides "gap financing" for property owners in the Redevelopment Project area for the purpose of seismically retrofitting un-reinforced masonry (URM) residential structures. Funds must be used to complete the seismic upgrade of "high hazard" structures and cannot be used for mechanical/electrical or exterior façade upgrades. **Home Program First Time Grant 03-HOME-0677:** Agency provided \$100,000 in cash match for Redwood Community Action Agency acting as a CHDO to provide First Time Homebuyers loans. **Paint Up/Fix Up Grants:** This program funds exterior repairs and paint to the exterior of residences located Buhne North to the City limits. Currently grants are being provided at \$2,500 per property. **Lead Based Paint Grants:** Provide grant money for evaluation, inspection, mitigation, and clearance of lead based paint hazards found in residential rehabilitation projects. **Relocation Grants:** Provide relocation grant funds for temporary relocation during rehab projects as per the Housing Rehabilitation Residential Anti-Displacement & Temporary Relocation Plan.

	<u>2005-06 Actual</u>	<u>2006-07 Budget</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>PROGRAM EXPENDITURES:</b>				
Salaries and Benefits	\$188,678	\$197,713	\$198,549	\$207,496
Services and Supplies	123,816	2,971,346	1,944,395	2,330,480
Capital Outlay	14,791			
<b>Total Expenditures</b>	<b>\$327,285</b>	<b>\$3,169,059</b>	<b>\$2,142,944</b>	<b>\$2,537,976</b>

	<u>2005-06 Actual</u>	<u>2006-07 Actual</u>	<u>2007-08 Budget</u>
<b>FULL TIME AND REGULAR PART-TIME POSITIONS:</b>			
Redevelopment and Housing Director	0.50	0.50	0.50
Program Coordinator	1.00	1.00	1.00
Redevelopment Projects Manager		1.00	1.00
Program Manager	0.50		
Administrative Services Assistant	0.50	0.50	0.50
<b>Total</b>	<b>2.50</b>	<b>3.00</b>	<b>3.00</b>



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Low and Moderate Income Housing  
**PROGRAM:** Low and Moderate Income Housing      **ACCOUNT:** 46320

**SERVICE LEVEL CHANGES:**

None.

**PROGRAM GOALS:**

Provide rehabilitation loans and grants to eliminate health and safety hazards within a community. Eliminate blights from neighborhoods. Assist homeowners and tenants with relocation and lead based paint grants to mitigate lead based paint hazards during rehabilitation projects. Provide assistance and documentation for the update of the City's Housing Element. Keep housing rehabilitation program, residential anti-displacement and temporary relocation plan, and all other program guidelines current.

**PROGRAM OBJECTIVES:**

Increase the number of paint up/fix up grants and housing rehabilitation loans. Continue to keep all program guidelines and policies current, and provide efficient application process and forms to expedite grant programs applications. Continue to eliminate health and safety hazards and blight. Increase awareness of the programs availability to the community. Search for ways to keep the First Time Homebuyer program viable in today's real estate market. Contract with local lender enables City to again provide First Time Homeownership program. Target areas for the paint up/fix up program was expanded to City wide and funds are budgeted from both local and LMIH funds, therefore 90 grants will be budgeted in 2006-07. Contract with local lender enables City to again provide First Time Homeownership program.

**PERFORMANCE MEASURES:**

<b>Program/Service Outcomes: (based on program objectives)</b>	<b>2005-06 Actual</b>	<b>2006-07 Estimated</b>	<b>2007-08 Budget</b>
Update City's Housing Element on a as needed basis	Yes	Yes	Yes
Update Policies & Procedures of the City's Housing Rehabilitation Program	Yes	Yes	Yes
Amended Housing Rehabilitation program; Residential Anti-Displacement and Temporary Relocation Plan adopted	Yes	Yes	Yes

**Program/Service Outputs: (goods, services, units produced)**

First Time Homebuyer loans	6	14	10
Housing Rehabilitation loans	0	3	4
Paint up/fix up grants	43	20	20
Lead based paint	55	2	4
Relocation Grants	0	0	1

## Redevelopment & Housing



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Housing - CDBG  
**PROGRAM:** Housing - CDBG      **ACCOUNT:** 46310

**PROGRAM DESCRIPTION:**

The City of Eureka has received Federal grant funding from the Community Development Block Grant (CDBG) program for the purpose of providing loans to very low and moderate income families. The loans are used for health and safety repairs with the purpose of eliminating substandard and deteriorated housing. Program income is derived from previous CDBG loan repayments deposited into a Revolving Loan Fund.

	<u>2005-06 Actual</u>	<u>2006-07 Budget</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>PROGRAM EXPENDITURES:</b>				
Salaries and Benefits	20,029	22,539	19,577	8,929
Services and Supplies	\$241,683	\$988,364	\$729,985	\$501,602
<b>Total Expenditures</b>	<u>\$261,712</u>	<u>\$1,010,903</u>	<u>\$749,562</u>	<u>\$510,531</u>

	<u>2005-06 Actual</u>	<u>2006-07 Actual</u>	<u>2007-08 Budget</u>
<b>FULL TIME AND REGULAR PART-TIME POSITIONS:</b>			
None.			

**SERVICE LEVEL CHANGES:**

None.

**PROGRAM GOALS:**

Provide rehabilitation loans and grants to eliminate health and safety hazards within a community. Eliminate blights from neighborhoods. Assist homeowners and tenants with relocation and lead based paint grants to mitigate lead based paint hazards during rehabilitation projects. Insure the provision of quality housing opportunities for very low and low income residents and increase and preserve the City's supply of very low and low income housing.

**PROGRAM OBJECTIVES:**

Update the provision of quality of housing opportunities for very low and low income residents and increase and preserve the City's supply of very low and low income housing. Continue to eliminate health and safety hazards and blight. Increase awareness of the grant programs available to the community.

**PERFORMANCE MEASURES:**

	<u>2005-06 Actual</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>Program/Service Outcomes: (based on program objectives)</b>			
Update the provision of quality housing opportunities	Yes	Yes	Yes
<b>Program/Service Outputs: (goods, services, units produced)</b>			
Housing loans approved	2	6	3
# of Lead Hazard Grants	2	5	3

*Redevelopment & Housing*



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Housing Rental Rehabilitation  
**PROGRAM:** Housing - Rental Rehabilitation      **ACCOUNT:** 46310

**PROGRAM DESCRIPTION:**

The City of Eureka has received Federal grant funding, administered through the State of California, for the purpose of providing loans to very low to moderate income families for health and safety repairs within a specific target area of Eureka.

The purpose of the program is to assist in the elimination of substandard and deteriorated housing and encourage property rehabilitation. These funds may be combined with another source of funds as the dollar amounts are limited.

	<u>2005-06 Actual</u>	<u>2006-07 Budget</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>PROGRAM EXPENDITURES:</b>				
Services and Supplies		\$70,000		\$70,000
<b>Total Expenditures</b>		<b>\$70,000</b>		<b>\$70,000</b>

	<u>2005-06 Actual</u>	<u>2006-07 Actual</u>	<u>2007-08 Budget</u>
<b>FULL TIME AND REGULAR PART-TIME POSITIONS:</b>			

None

**SERVICE LEVEL CHANGES:**

None

**PROGRAM GOALS:**

Provide funding of loans to very low and low income City residents for rental housing rehabilitation.  
 Develop the provisions for quality housing opportunities for very low and low income residents

**PROGRAM OBJECTIVES:**

Increase loans to very low and low income City residents for rental housing rehabilitation.  
 Review provisions for quality housing opportunities for very low and low income residents on an annual basis.

**PERFORMANCE MEASURES:**

	<u>2005-06 Actual</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>Program/Service Outcomes: (based on program objectives)</b>			
Provisions for quality housing opportunities reviewed	Yes	Yes	Yes
<b>Program/Service Outputs: (goods, services, units produced)</b>			
Housing loans processed	None	None	1

*Redevelopment & Housing*



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Housing  
**PROGRAM:** HOME      **ACCOUNT:** 46310

**PROGRAM DESCRIPTION:**

The HOME grant funds for First Time Homebuyer and Owner Occupied rehabilitation loans to low income participants. This supplements the City's ongoing commitment to assist low-income homebuyers to purchase homes and homeowners in rehabilitating their existing homes to remove health and safety conditions, and to preserve Eureka's unique, but aging housing stock. The City has contracted with Redwood Community Action Agency (RCAA) to administer the 2003 HOME Owner Occupied Rehabilitation grant of \$586,000 and has closed the 2001 and 1998 owner occupied grants. The 2001 HOME First Time Homebuyer program has also been closed and there is currently no active HOME First Time Homebuyer program. The program targets the city limits of Eureka.

	<u>2005-06 Actual</u>	<u>2006-07 Budget</u>	<u>2006-07 Estimated</u>	<u>2007-08 Budget</u>
<b>PROGRAM EXPENDITURES:</b>				
Services and Supplies	\$9,162	\$266,050	\$242,870	
Total Expenditures	<u>\$9,162</u>	<u>\$266,050</u>	<u>\$242,870</u>	

	<u>2005-06 Actual</u>	<u>2006-07 Actual</u>	<u>2007-08 Budget</u>
<b>FULL TIME AND REGULAR PART-TIME POSITIONS:</b>			

None.

**SERVICE LEVEL CHANGES:**

None.

*Redevelopment & Housing*



**DEPARTMENT:** Redevelopment & Housing      **FUND:** Housing  
**PROGRAM:** HOME      **ACCOUNT:** 46310

**PROGRAM GOALS:**

Implement all State mandated set-up and disbursement conditions of the HOME grant, including environmental clearance. Expand on the owner occupied HOME program. Provide Owner-Occupied Rehab loans through new grants. Develop the provisions for low income residents to insure housing ownership opportunities.

**PROGRAM OBJECTIVES:**

Set-up and disbursement conditions of the HOME grant, including environmental clearance. Qualified households for the owner occupied HOME program. Meet milestones for FY 2004 Owner Occupied Rehab program. Increase Owner-Occupied Rehab loans. Increase money received through new grants. Review provisions for low income residents on an annual basis. The current HOME grant expires June 30, 2007.

**PERFORMANCE MEASURES:**

<b>Program/Service Outcomes: (based on program objectives)</b>	<b>2005-06 Actual</b>	<b>2006-07 Estimated</b>	<b>2007-08 Budget</b>
Provisions for low income residents reviewed	Yes	Yes	Yes
<b>Program/Service Outputs: (goods, services, units produced)</b>			
# of Owner-Occupied Rehab loans 03-HOME-0361	2	4	0
Grant money received	\$ 61,900	\$ 217,865	\$50,000