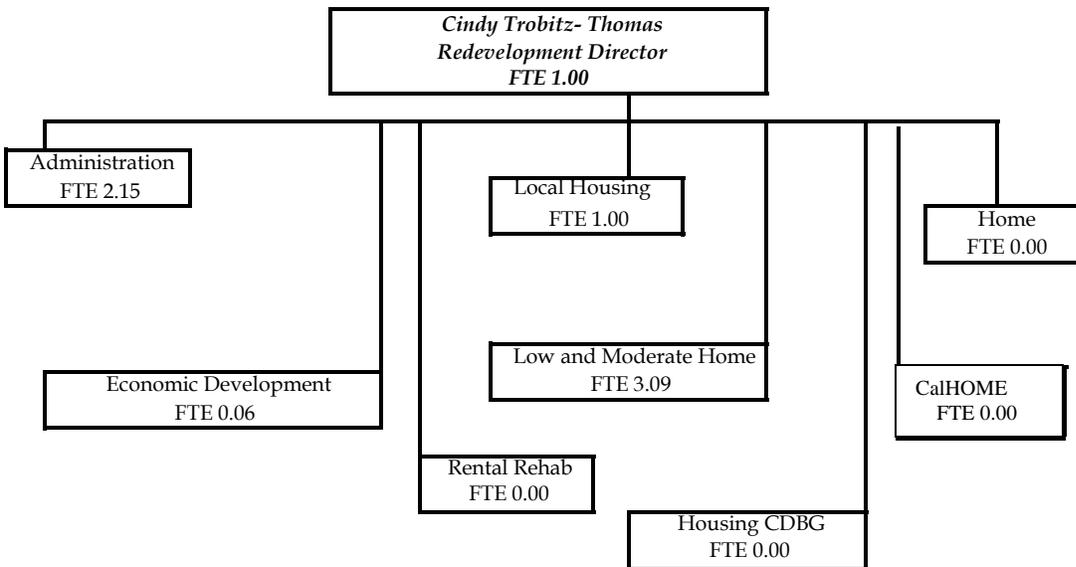


REDEVELOPMENT DEPARTMENT



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.

EXPENDITURES BY PROGRAM:	2008-09 Actual	2009-10 Amended Budget	2009-10 Estimated	2010-11 Budget
Redevelopment Administration	\$1,651,849	\$2,347,102	\$2,204,607	\$1,900,031
Economic Development	413,942	2,003,512	365,645	1,645,491
Local Housing Program	82,327	153,498	83,062	113,337
Low and Moderate Income Housing	2,211,830	2,933,812	2,223,018	1,174,114
Housing CDBG Program	94,048	371,001	226,561	84,578
Housing - Rental Rehabilitation		70,000		70,000
HOME	4,798	405,000	2,450	356,500
CalHOME	43,160	475,000	150,000	325,000
Total	\$4,501,954	\$8,758,925	\$5,255,343	\$5,669,051
EXPENDITURES BY CATEGORY:				
Salaries and Benefits	\$481,583	\$500,912	\$436,336	\$588,728
Services and Supplies	4,020,371	8,258,013	4,819,007	5,077,823
Capital Outlay				2,500
Total	\$4,501,954	\$8,758,925	\$5,255,343	\$5,669,051
REVENUES BY FUND:				
Redevelopment Administration	\$1,263,240	\$1,301,339	\$1,434,118	\$1,304,031
Economic Development	413,942	2,003,512	365,645	1,645,491
Local Housing Program	82,327	153,498	83,062	113,337
Low & Moderate Income Housing	2,211,830	2,933,812	2,223,018	1,174,114
Housing CDBG Program	94,048	371,001	226,561	84,578
Housing - Rental Rehabilitation		70,000		70,000
HOME	4,798	405,000	2,450	356,500
CalHOME	43,160	475,000	150,000	325,000
ERA Debt Service Fund	368,573	949,111	678,189	576,000
ERA Capital Projects Fund	20,036	96,652	92,300	20,000
Total	\$4,501,954	\$8,758,925	\$5,255,343	\$5,669,051

Department Summary

Redevelopment & Housing



	<u>2008-09</u> <u>Actual</u>	<u>2009-10</u> <u>Actual</u>	<u>2010-11</u> <u>Budget</u>
PERSONNEL:			
Full-time Positions	6.00	5.00	5.00
Total	6.00	5.00	5.00
	<u>2008-09</u> <u>Actual</u>	<u>2009-10</u> <u>Actual</u>	<u>2010-11</u> <u>Budget</u>
FULL TIME EQUIVALENT SUMMARY BY FUND:			
Economic Development Revolving Loan Fund	0.50		
Low & Moderate Income Housing Fund	2.50	3.00	3.00
Local Housing Fund	0.75	-	
Redevelopment Administration Fund	2.00	2.00	2.00
Total	5.75	5.00	5.00

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing

FUND: Redevelopment Administration

PROGRAM: Redevelopment Administration

ACCOUNT: 46410

MISSION:

The mission of Redevelopment is to undertake projects that will revitalize the project areas and improve the economic base of the community by facilitating redevelopment, housing and economic development activities.

PROGRAM DESCRIPTION:

The Redevelopment Program is responsible for the implementation of all activities associated with the operations of the Eureka Redevelopment Agency. 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 redevelopment, housing and economic development activities.

	<u>2008-09 Actual</u>	<u>2009-10 Amended Budget</u>	<u>2009-10 Estimated</u>	<u>2010-11 Budget</u>
PROGRAM EXPENDITURES:				
Salaries and Benefits	\$237,097	\$268,727	\$209,709	\$339,194
Services and Supplies	1,414,752	2,078,375	1,994,898	1,560,837
Capital Outlay				
Total Expenditures	<u>\$1,651,849</u>	<u>\$2,347,102</u>	<u>\$2,204,607</u>	<u>\$1,900,031</u>

	<u>2008-09 Actual</u>	<u>2009-10 Actual</u>	<u>2010-11 Budget</u>
FULL TIME AND REGULAR PART-TIME POSITIONS:			
Redevelopment and Housing Director	0.50	0.50	0.50
Management Analyst	1.00		
Projects Manager		1.00	1.00
Senior Administrative Assistant	0.50	0.50	0.50
Total	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>

SERVICE LEVEL CHANGES:

The Management Analyst position has been upgraded to Special Projects Manager and transferred to the City Manager's Division.



DEPARTMENT: Redevelopment & Housing

FUND: Redevelopment Administration

PROGRAM: Redevelopment Administration

ACCOUNT: 46410

COUNCIL GOALS SUPPORTED:

ATTRACT CITY RESIDENTS DOWNTOWN BY ENHANCING THE EXCITING MIX OF RESTAURANTS, RETAIL, WATER ACCESS, AND HOUSING ON OUR WATERFRONT

<u>Supporting Departmental Objectives</u>	<u>PERFORMANCE MEASURES:</u>			
	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
ERTN's executed	1	1	3	2
Facades Loans executed	1	3	1	1
Rental Rehab Loans executed	1	1		
Federal/State/Local Funding Applications prepared/approved	4	4	3	3

ATTRACT VIBRANT COMMERCIAL BUSINESSES TO OUR DOWNTOWN COORIDOR THAT CAN PLAY A VITAL ROLE IN OUR DOWNTOWN ECONOMY

<u>Supporting Department Objectives</u>	<u>PERFORMANCE MEASURES:</u>			
	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
Identify Vacant Underutilized Buildings with Eureka Main Street and solicit unique Businesses with Following Programs	100%	100%	100%	100%
Enterprise Zone				
Business Loan				
State/Federal Loans/Grant programs				
Development Assistance Programs				
Façade Improvement Loan				
Rental Rehab Loan Program				

CREATE AN EXCITING THEATRE DISTRICT IN DOWNTOWN EUREKA CAPABLE OF SUPPORTING A WIDE VARIETY OF PREFORMANCES AND ATTRACTING VISITORS FROM OUT OF THE AREA.

PERFORMANCE MEASURES:

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing

FUND: Redevelopment Administration

PROGRAM: Redevelopment Administration

ACCOUNT: 46410

<u><i>Supporting Departmental Objectives</i></u>	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
Develop "F" Street corridor as Theatre District	100%	100%	100%	100%
Assist Historic Theatre Development By Providing Access to the Following Programs				
Enterprise Zone				
Business Loan				
State/Federal Loans/Grant programs				
Development Assistance Programs				
Façade Improvement Program				
Seismic Upgrade Program				

SUPPORT RE-OPENING AND SUCCESSFUL OPERATION OF THE EUREKA INN

	<u>2008-09 Actual</u>	<u>PERFORMANCE MEASURES:</u>		
		<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
<u><i>Supporting Departmental Objectives</i></u>				
Meet with Prospective Buyers to Encourage Development through	100%	100%	100%	100%
Enterprise Zone				
Business Loan				
State/Federal Loans/Grant programs				
Development Assistance Programs				
Mills Act				
Façade Improvement Program				
Historic Tax Credits				

COMPLY WITH CALIFORNIA REDEVELOPMENT LAW REQUIREMENTS

	<u>2008-09 Actual</u>	<u>PERFORMANCE MEASURES:</u>		
		<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
<u><i>Supporting Department Objectives</i></u>	YES	YES	YES	YES
Annual Report Completed	YES	YES	YES	YES
Statement of Indebtedness Completed	YES	YES	YES	YES
Provide Staff Support to RAB				
Implement Goals & Policies of Redevelopment Plan	YES	YES	YES	YES

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing

FUND: Revolving Loan - HUD,
CDBG & EDBG

PROGRAM: Economic Development

ACCOUNT: 46510

PROGRAM MISSION:

The mission of the Economic Development program is to improve the City's quality of life while encouraging **diversity in the economic base, creating opportunity for businesses and developing a sustainable future** for local residents through job retention, creation and attraction

PROGRAM DESCRIPTION:

The Economic Development program provides financing to encourage business start-ups and expansions as well as various economic development activities within the City of Eureka (i.e. Enterprise Zone, Foreign Trade Zone, Business Loans and Feasibility Studies). Funds for this program come from loan repayments on Housing and Urban Development (HUD) and Community Development Block Grant (CDBG) economic development grants/loans. Redevelopment Agency staff are responsible for administering the activities supported by this program on behalf of the City of Eureka.

	<u>2008-09 Actual</u>	<u>2009-10 Amended Budget</u>	<u>2009-10 Estimated</u>	<u>2010-11 Budget</u>
PROGRAM EXPENDITURES:				
Salaries and Benefits	\$560			\$15,915
Services and Supplies	413,382	2,003,512	365,645	1,629,576
Total Expenditures	<u><u>\$413,942</u></u>	<u><u>\$2,003,512</u></u>	<u><u>\$365,645</u></u>	<u><u>\$1,645,491</u></u>



DEPARTMENT: Redevelopment & Housing

FUND: Revolving Loan - HUD,
CDBG & EDBG

PROGRAM: Economic Development

ACCOUNT: 46510

COUNCIL GOALS SUPPORTED:

COUNCIL GOALS SUPPORTED:

WORK UNDER THE PRINCIPLES OF PROSPERITY! AND SUPPORT HUMBOLDT COUNTY'S IDENTIFIED INDUSTRY CLUSTERS

	PERFORMANCE MEASURES:			
	2008-09	2009-10	2009-10	2010-11
<u>Supporting Departmental Objectives</u>	<u>Actual</u>	<u>Target</u>	<u>Estimated</u>	<u>Target</u>
Attend and participate in planning meetings	15	17	15	15
Market to companies in the industry clusters	75%	80%	80%	80%

FOCUS ON ECONOMIC DEVELOPMENT THAT ATTRACTS, EXPANDS, AND RETAINS BUSINESSES AND SERVICES THAT MAINTAIN OUR QUALITY OF LIFE IN HUMBOLDT COUNTY

	PERFORMANCE MEASURES:			
	2008-09	2009-10	2009-10	2010-11
<u>Supporting Departmental Objectives</u>	<u>Actual</u>	<u>Target</u>	<u>Estimated</u>	<u>Target</u>
Business Loans Processed	2	2		1
Business Meetings	5	12	12	12
Attend CAEZ Quarterly Board Meetings	5	5	5	5
Enterprise Zone Expansion				100%
Business Licenses waived	155	125	110	125
Hiring Tax Credit Vouchers Issued	741	700	1,100	1,000
Marketing Ads Placed	6	5	3	3
Presentations to Local Business Groups	1	4	5	5
Market/administer State & Federal Programs	100%	100%	100%	100%
Enterprise Zone				
CDBG				
EDA				
Industrial Development Bonds				
Employment Training Programs				
Foreign Trade Zone				
Attend CALED Quarterly Board Meetings	5	5	5	5
Attend Upstate Board Meetings	4	4	3	3
Attend Eureka Main Street Board Meetings	6	6	10	10
Attend North Coast SBDC Board Meetings	6	5	6	6
CALBIS/UPSTATE RFP Responses	1	3	3	3
Businesses assisted by Ombudsman	5	6	5	5
California Enterprise Development Authority	11	11	12	12
Membership/Board Meetings				
Business Site Visit	3	12	12	12

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing

FUND: Revolving Loan - HUD,
CDBG & EDBG

PROGRAM: Economic Development

ACCOUNT: 46510

LEAD OUR REGION BY SUPPORTING ECONOMIC DEVELOPMENT SOLUTIONS

<u>Supporting Department Objectives</u>	<u>PERFORMANCE MEASURES:</u>			
	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
Attend Upstate Board Meetings	4	4	3	3
Marketing Ads Placed	6	5	3	3
Attend CALED Quarterly Board Meetings	5	5	5	5
Attend CAEZ Quarterly Board Meetings	5	5	5	5
Business Development Workshops Sponsored	4	6	6	5
Obtain Enterprise Zone Expansion				100%

ACHIEVE CONSISTENT INCREASES IN THE NUMBER OF LIVING-WAGE EMPLOYERS

	<u>PERFORMANCE MEASURES:</u>			
	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
<u>Su</u> Attend Upstate Board Meetings	100%	100%	100%	100%
Marketing Ads Placed	6	5	3	3
Business Packets Distributed	62	40	51	60
Coastal Dependent Industrial ERTN	1	N/A	1	1
RFP's Issued	1	0		2
Proposals Evaluated with RAB Criteria	1	1		1
California Enterprise Development Authority Membership/Board Meetings	11	11	12	12

INCREASE THE RESILIENCE OF OUR CITY BUDGET TO STATE TAKEAWAYS AND OTHER FLUCTUATIONS IN OUTSIDE FUNDING SOURCES

	<u>PERFORMANCE MEASURES:</u>			
	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
<u>Su</u> Meetings with State/Federal Legislators/Staff	4	6	10	10
Letters to Support/Oppose Legislaton			10	10

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing

FUND: Revolving Loan - HUD,
CDBG & EDBG

PROGRAM: Economic Development

ACCOUNT: 46510

BECOME THE VISITOR-SERVING HUB OF THE REGION

	PERFORMANCE MEASURES:			
	2008-09 Actual	2009-10 Target	2009-10 Estimated	2010-11 Target
Su Marketing Ads Placed	6	5	3	3
Support the Mural Program	100%	100%	100%	100%
Provide Funding to Eureka Main Street	100%	100%	100%	100%

BECOME THE INFORMATION AND TECHNOLOGY CAPITOL OF THE REGION

	PERFORMANCE MEASURES:			
	2008-09 Actual	2009-10 Target	2009-10 Estimated	2010-11 Target
<u>Supporting Departmental Objectives</u>				
Attend Broadband Workshops	1	1	1	1
Meetings with State/Federal Legislators/Staff	4	6	10	10
Meetings With CALTRANS to improve Regional Transportation	YES	YES	YES	YES

***KEEP SUFFICIENT LAND AND INFRASTRUCTURE DEDICATED FOR HIGH WAGE EMPLOYERS,
INCLUDING LIGHT INDUSTRY AND MANUFACTURING***

	PERFORMANCE MEASURES:			
	2008-09 Actual	2009-10 Target	2009-10 Estimated	2010-11 Target
<u>Supporting Department Objectives</u>				
Providing Access to the Following Programs	100%	100%	100%	100%
Enterprise Zone				
Business Loan				
State/Federal Loans/Grant programs				
Development Assistance Programs				

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing
PROGRAM: Local Housing

FUND: Housing
ACCOUNT: 46310

PROGRAM MISSION:

Provide rehabilitation loans and grants to eliminate health and safety hazards within the community. Eliminate blight 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 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 twenty 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 partnered with the City to provide clean up kits to low moderate income residents of the City to remediate graffiti on residential properties. **Wheelchair Ramp Grant Program:** This program provides grant funding for construction of residential wheelchair ramps. The program targets very low to moderate income tenants or homeowners by providing up to \$3,500 in grants to eligible households. **Senior Home Repair Grant Program:** The purpose is to assist low to moderate income seniors in the community, who could not otherwise afford the repairs, an opportunity to install health and safety repairs to modify their homes to accommodate their special needs 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>2008-09 Actual</u>	<u>2009-10 Amended Budget</u>	<u>2009-10 Estimated</u>	<u>2010-11 Budget</u>
PROGRAM EXPENDITURES:				
Salaries and Benefits				
Services and Supplies	82,327	153,498	83,062	113,337
Total Expenditures	\$82,327	\$153,498	\$83,062	\$113,337

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing
PROGRAM: Local Housing

FUND: Housing
ACCOUNT: 46310

	<u>2008-09</u> <u>Actual</u>	<u>2009-10</u> <u>Actual</u>	<u>2010-11</u> <u>Budget</u>
FULL TIME AND REGULAR PART-TIME POSITIONS:			
Housing Technician	1.00		
Total	1.00		

SERVICE LEVEL CHANGES:

None

COUNCIL GOALS SUPPORTED:

CONTINUE REDEVELOPMENT PROGRAMS THAT ENCOURAGE THE UPGRADE OF EXISTING HOUSING UNITS

CONTINUE TO ENCOURAGE EUREKA'S HOMEOWNERS TO ENHANCE THEIR PROPERTY

<u>Supporting Departmental Objectives</u>	<u>PERFORMANCE MEASURES:</u>			<u>2010-11</u> <u>Target</u>
	<u>2008-09</u> <u>Actual</u>	<u>2009-10</u> <u>Target</u>	<u>2009-10</u> <u>Estimated</u>	
Housing Loans Processed	None	2	None	None
Graffiti Clean Up Kits Issued	3	2	2	2
Paint Up/Fix Up Grants Issued	15	20	13	10
Dumpster Grants Issued	12	20	16	20
Wheelchair Ramp Grants Issued	3	5	3	3
Senior Repair Grants Issued	82	60	95	65
Lead Based Paint Grants	None	2	1	None
Relocation	None	None	None	None
Demolition	None	1	None	None



DEPARTMENT: Redevelopment & Housing

FUND: Low and Moderate
Income Housing

PROGRAM: Low and Moderate Income Housing

ACCOUNT: 46320

PROGRAM MISSION:

Provide rehabilitation loans and grants to eliminate health and safety hazards within the community. Eliminate blight 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 and Implementation Plan Update. Keep housing rehabilitation program, residential anti-displacement and temporary relocation plan, and all other program guidelines current.

PROGRAM DESCRIPTION:

The Low & Moderate Income Housing Fund Programs receive funding from the 20% 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 the 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 other State and Federal Grant applications. **First Time-Homebuyer Program:** This program provides up to \$150,000 in second mortgage financing to supplement a qualified First Time Homebuyer's down payment. **Housing Rehabilitation:** The program targets low-moderate income homeowners and provides deferred or amortized low interest loans for rehabilitation. **Lead Hazard Evaluation and Reduction Grant Program:** This program provides funds for the evaluation, inspection, mitigation and clearance of lead based paint hazards found in residential rehabilitation projects. **Downtown Residential Retrofit Loans:** This program provides "gap" financing for property owners in the Redevelopment Project area for the purpose of seismically retrofitting unreinforced 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. **Paint Up/Fix Up Grants:** This program funds repairs and paint to the exterior of residences located Buhne Street north to the city limits. Currently grants are being provided at \$2,500 per property.

STATE "TAKE" OF REDEVELOPMENT FUNDS IN MAY 2010: On May 10, 2010, local redevelopment agencies throughout California were required to make the first of two devastating payments to county auditors to fund the \$2.05 billion State of California raid of Redevelopment Agency funds authorized as part of the 2009-210 State Budget (as AB 26 4X). In response to a California Redevelopment Association (CRA) lawsuit, a Sacramento Superior Court Judge ruled on May 4th, 2010, in favor of the State "take", citing the "take" was not a violation of the Constitution. CRA requested a temporary stay of making SERAF payments, but was overturned and payments were made in May, although the outcome of the appeal of the adverse decision remains to be determined. Therefore, \$992,150 of the Agency's LMIHF budget and reserves was paid to the County Auditor as a loan to the Eureka Redevelopment Agency from the LMIHF to be repaid at \$198,430 annually for five years. This froze any program fund expenditures beyond the most critically committed projects (the two remaining 7th Street Villa Condominiums units for sale to First Time Homebuyers).

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing

FUND: Low and Moderate
Income Housing

PROGRAM: Low and Moderate Income Housing

ACCOUNT: 46320

PROGRAM EXPENDITURES:	2008-09 Actual	2009-10 Amended Budget	2009-10 Estimated	2010-11 Budget
Salaries and Benefits	234,756	232,185	226,627	233,619
Services and Supplies	1,977,074	2,701,627	1,996,391	937,995
Capital Outlay				2,500
Total Expenditures	\$2,211,830	\$2,933,812	\$2,223,018	\$1,174,114

FULL TIME AND REGULAR PART-TIME POSITIONS:	2008-09 Actual	2009-10 Actual	2010-11 Budget
Redevelopment and Housing Director		0.50	0.50
Program Coordinator		1.00	0.50
Redevelopment Projects Manager		1.00	1.00
Housing Technician			1.00
Senior Administrative Assistant		0.50	0.50
Total		3.00	3.00

SERVICE LEVEL CHANGES:

The Program Coordinator position was upgraded to Projects Manager

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing

FUND: Low and Moderate
Income Housing

PROGRAM: Low and Moderate Income Housing

ACCOUNT: 46320

COUNCIL GOALS SUPPORTED:

CONTINUE REDEVELOPMENT PROGRAMS THAT ENCOURAGE THE UPGRADE OF EXISTING HOUSING UNITS
CONTINUE TO ENCOURAGE EUREKA'S HOMEOWNERS TO ENHANCE THEIR PROPERTY
INCREASE AFFORDABLE HOUSING OPPORTUNITIES IN EUREKA
PRESERVE EUREKA AS AN AFFORDABLE PLACE TO LIVE THAT OFFERS A VARIETY OF OPTION FOR FIRST TIME HOMEBUYERS

<u><i>Supporting Departmental Objectives</i></u>	PERFORMANCE MEASURES:			
	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
Update Policies & Procedures of the City's Rehabilitation Program	No	No	No	Yes
<u><i>Amend</i></u> FTHB Downpayment Assistance	Yes	No	No	No
Humboldt Housing & Coalition Grant Writing Consultant Fees	Yes	Yes	Yes	Yes
FTHB Program Amendments & New Lender Selection	Yes	No	No	Yes
First Time Homebuyer Loans	15	4	4	2
Housing Rehabilitation Loans	None	3	2	2
Rental Rehab Loan	None	Frozen	1	None
Paint Up/Fix Up Grants	13	Frozen	20	None
Lead Based Paint	2	1	2	10
Downtown Residential Seismic Retrofit Loan & Rental Rehab (Greyhound)	None	None	1	1
Relocation Grants	None	None	None	2

Redevelopment & Housing



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

PROGRAM MISSION:

Provide rehabilitation loans and grants to eliminate health and safety hazards in residential units within the community. Eliminate blight from neighborhoods. Assist homeowners and tenants with relocation and lead based paint grants to mitigate lead based paint hazards during rehabilitation projects. Ensure the provision of quality housing opportunities for very low and low income residents and increase and preserve the supply of very low and low income housing.

PROGRAM DESCRIPTION:

The City of Eureka has received many State of California Community Development Block Grants (CDBG) for the purpose of providing loans to very low and low 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.

CDBG funds are anticipated to be used as gap rehabilitation loans for those CalHome applicants whose costs exceed the loan maximum of \$35,000, thus allowing the homeowners up to an additional \$60,000 in loan funds, if necessary, for health and safety repairs.

	<u>2008-09 Actual</u>	<u>2009-10 Amended Budget</u>	<u>2009-10 Estimated</u>	<u>2010-11 Budget</u>
PROGRAM EXPENDITURES:				
Salaries and Benefits	\$9,170			
Services and Supplies	84,878	371,001	226,561	84,578
Total Expenditures	<u>\$94,048</u>	<u>\$371,001</u>	<u>\$226,561</u>	<u>\$84,578</u>

COUNCIL GOALS SUPPORTED:

CONTINUE REDEVELOPMENT PROGRAMS THAT ENCOURAGE THE UPGRADE OF EXISTING HOUSING UNITS				
CONTINUE TO ENCOURAGE EUREKA'S HOMEOWNERS TO ENHANCE THEIR PROPERTY				
	<u>PERFORMANCE MEASURES:</u>			
<u>Supporting Departmental Objectives</u>	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
Housing Loans Approved	1	5	2	2
Lead Based Paint Grants	2	5	2	2
Relocation Grants	1	1	None	2

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing
PROGRAM: Housing - Rental Rehabilitation

FUND: Housing Rental Rehabilitation
ACCOUNT: 46310

PROGRAM MISSION:

To assist in the elimination of substandard and deteriorated rental housing and encourage rental property owners who have low to moderate income tenants to rehabilitate their rental units.

PROGRAM DESCRIPTION:

The City of Eureka has received Federal grant funding administered through the State of California for the purpose of providing loans to landlords who rent to very low to moderate income families for health and safety repairs within the city limits of Eureka. These funds may be combined with another source of funds as repayments are sporadic. Loans require covenants for the rent to remain affordable and the income of the tenants to remain from low to moderate income.

PROGRAM EXPENDITURES:	2008-09 Actual	2009-10 Amended Budget	2009-10 Estimated	2010-11 Budget
Services and Supplies		\$70,000		\$70,000
Total Expenditures		\$70,000		\$70,000

COUNCIL GOALS SUPPORTED:

CONTINUE REDEVELOPMENT PROGRAMS THAT ENCOURAGE THE UPGRADE OF EXISTING HOUSING UNITS				
CONTINUE SMALL MULTI-FAMILY REHAB/CONSTRUCTION FUND PROGRAM				
CREATE PARTNERSHIPS WITH THE PRIVATE SECTOR TO HELP S TO SUCCESSFULLY MEET OUR HOUSING NEEDS				
FUND AND DEVELOP PROGRAMS TO ASSIST LANDLORDS WITH HOUSING UPGRADE PROJECTS				
	PERFORMANCE MEASURES:			
	2008-09 Actual	2009-10 Target	2009-10 Estimated	2010-11 Target
<u>Supporting Departmental Objectives</u>				
Loans Anticipated	None	1	None	1

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing
PROGRAM: HOME

FUND: Housing
ACCOUNT: 46310

PROGRAM MISSION:

HOME grant funds are for Owner Occupied Rehabilitation (OOR), special projects, rental rehabilitation, or for First Time Homebuyer funds. All funds are to assist low income participants (80% of Humboldt County Area Median) who are located within the City limits. Program funds supplement the City's ongoing commitment to assist Borrowers to purchase or rehabilitate their existing homes or rentals to remove health and safety issues and to preserve Eureka's unique but aging housing stock. HOME grants were received in 1998-2001 and 2003 and all are currently closed with no open grant activity, therefore the loan repayments are placed in the revolving loan fund to be used for future allowable HOME activities.

PROGRAM DESCRIPTION:

The City is currently drafting a new HOME Program Owner Occupied Rehabilitation Program Policy for the administration of \$40,000 loans provided to eligible low income households for repair of health and safety issues to meet building code requirements. Exterior repairs and paint are also encouraged to improve the property's appearance and may be required to reduce lead based paint hazards. Loan terms are 15 years at 3% interest and deferred payment loans must be located within the city limits. Homeowners must maintain a current insurance policy for the term of the loan.

PROGRAM EXPENDITURES:	2008-09	2009-10	2009-10	2010-11
	Actual	Amended Budget	Estimated	Budget
Services and Supplies	\$4,798	\$405,000	\$2,450	\$356,500
Capital Outlay				
Total Expenditures	\$4,798	\$405,000	\$2,450	\$356,500

COUNCIL GOALS SUPPORTED:

CONTINUE REDEVELOPMENT PROGRAMS THAT ENCOURAGE THE UPGRADE OF EXISTING HOUSING UNITS				
CONTINUE TO ENCOURAGE EUREKA'S HOMEOWNERS TO ENHANCE THEIR PROPERTY				
	PERFORMANCE MEASURES:			
<u>Supporting Departmental Objectives</u>	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
OOR Loan	None	None	None	None
Rental Rehabilitation Special Project	None	1	1	1

Redevelopment & Housing



DEPARTMENT: Redevelopment & Housing
PROGRAM: CalHOME

FUND: Housing
ACCOUNT: 46310

PROGRAM MISSION:

The State of California Housing and Community Development Department awarded the City of Eureka \$600,000 for owner occupied rehabilitation loans. The purpose is to provide health and safety repairs with the intention of improving the appearance and livability of the City's housing stock and to assist those households with low income (80% of Humboldt County Area Median and less) who are unable to finance health and safety repairs to their homes on their own. This program will provide 13-15 rehabilitation loans. The State of California budget woes froze funds for more than 8 months of 2009-2010, thus the deadline for expending funds was extended to June 28, 2011.

PROGRAM DESCRIPTION:

Provides up to \$35,000 in owner occupied rehabilitation loans for the repair of health and safety issues to meet building code requirement repairs. Energy efficient items are encouraged. Exterior repairs and paint are also encouraged to improve the property's appearance. Grants from other program sources may used to reduce lead base paint hazards. Loan terms are 30 years @ 3% interest, deferred payment loans. Property must be owner occupied for the term of the loan and must be located within the city limits of Eureka. Homeowner must maintain a current "Full Replacement Value" insurance policy for the term of the loan. the loan. As of July 2010, the City has ten applications in progress.

PROGRAM EXPENDITURES:	2008-09 Actual	Amended Budget	2009-10 Estimated	2010-11 Budget
Services and Supplies	\$43,160	\$475,000	\$150,000	\$325,000
Capital Outlay				
Total Expenditures	\$43,160	\$475,000	\$150,000	\$325,000

COUNCIL GOALS SUPPORTED:

CONTINUE REDEVELOPMENT PROGRAMS THAT ENCOURAGE THE UPGRADE OF EXISTING HOUSING UNITS				
CONTINUE TO ENCOURAGE EUREKA'S HOMEOWNERS TO ENHANCE THEIR PROPERTY				
	PERFORMANCE MEASURES:			
<u>Supporting Departmental Objectives</u>	<u>2008-09 Actual</u>	<u>2009-10 Target</u>	<u>2009-10 Estimated</u>	<u>2010-11 Target</u>
Loans Anticipated (13-15 Total*)	2	Frozen	15	15