

*SECTION G*  
*REDEVELOPMENT /*  
*SUCCESSOR AGENCY*



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## **OVERVIEW**

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The California State Legislature enacted and the California Supreme Court upheld Assembly Bill x1 26. Effective February 1, 2012, this bill dissolved all California redevelopment agencies and requires successor agencies to be elected to unwind the affairs of all former redevelopment agencies. On January 10, 2012, the City Council of the City of Eureka adopted a resolution accepting for the City the role of Successor Agency to the Redevelopment Agency of the City of Eureka. As such, this document reflects Eureka Redevelopment Agency numbers through January 31, 2012 and Successor Agency numbers beginning February 1, 2012.

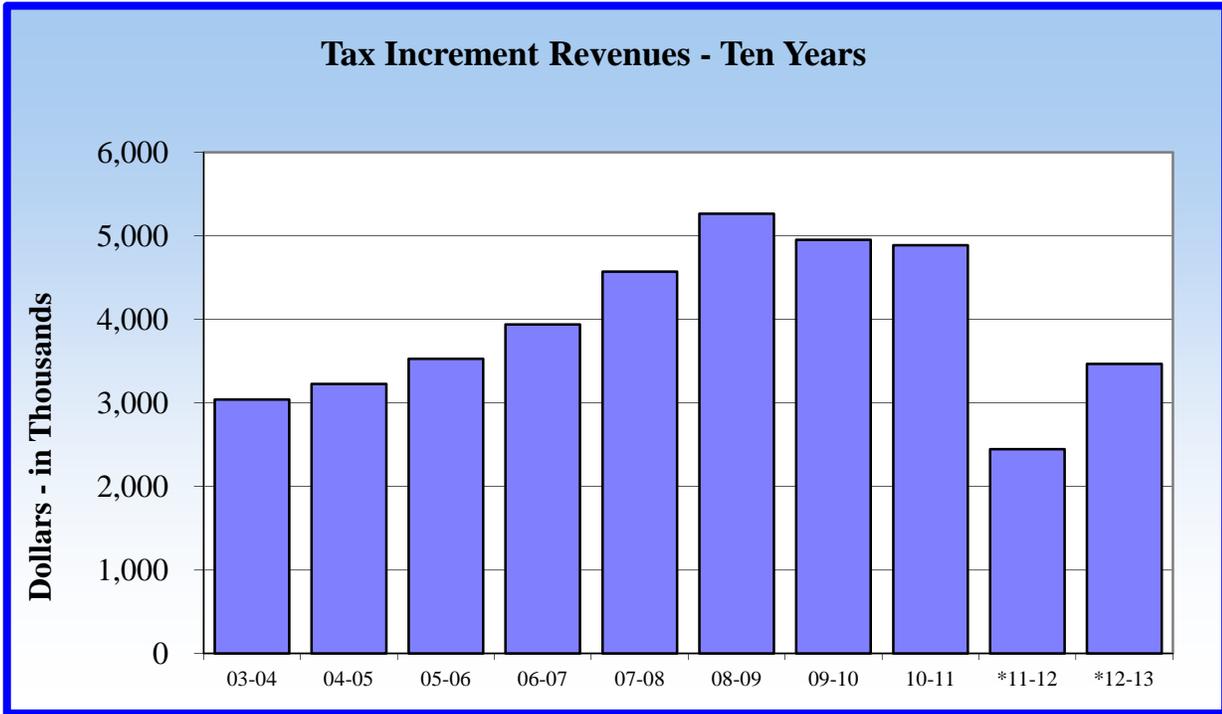
The Eureka Redevelopment/Successor Agency budget is displayed in this document in several sections. Summaries for the Agency funds are included both in the "Recap of Funds" section beginning on page 19 and in the "Fund Summaries" section beginning on page 217. Revenues can be found in the "Revenues by Fund" section, beginning on page 246. Expenditures can be found in the "Expenditures by Fund" section, beginning on page 263. Capital and other project details are located in the "Capital Improvements and Special Projects Listing", and in the "Fund Projects" listing, beginning on page 293.

Operating programs funded by the Redevelopment/Successor Agency are presented in the Redevelopment/Successor Agency and Housing Department and the details for those programs can be located under that department. These programs include Redevelopment/Successor Agency Administration and Low and Moderate Income Housing.

In addition, the following materials are provided in this section:

- Historical tax increments by project area
- Summary of revenues by fund
- Summary of 2011-12 Program Goal and Objectives

# Redevelopment Fund Trends



## HISTORICAL TAX INCREMENTS

Fiscal	Merged Project Area
03-04	3,038,826
04-05	3,227,871
05-06	3,527,479
06-07	3,936,997
07-08	4,571,136
08-09	5,262,127
09-10	4,951,265
10-11	4,885,006
*11-12	2,443,775 **
*12-13	3,465,443 **

\* Estimated

\*\* Amounts reduced due to the dissolution of the Eureka Redevelopment Agency on 2/1/12.

Note: Century III - Phase I, Phase II and Eureka Tomorrow project areas were combined into one "Merged Project Area" in July 2005.

# Eureka Redevelopment Agency



## REVENUES BY FUND

	2010-11 Actual	2011-12 Budget	2011-12 Estimated Actual	2012-13 Budget
Administration Fund:				
Redevelopment Agency Administration	\$ 796,154	\$ 705,384	\$ 704,928	\$ -
Successor Agency Administration	\$ -	\$ 520,216	\$ 307,750	\$ 289,100
Special Revenue:				
Redevelopment Agency Low & Moderate Income Housing	\$ 1,659,280	\$ 536,404	\$ 536,404	\$ -
Successor Agency Low & Moderate Income Housing	\$ 61,567	\$ 916,541	\$ 84,780	\$ 140,810
Debt Service:				
Redevelopment Agency Merged Project Area	5,013,413	3,015,077	3,320,012	0
Successor Agency Merged Project Area	0	3,132,291	1,224,596	3,690,926
Capital Projects:				
Redevelopment Agency Merged Project Area	569,322	2,624	569,655	0
Successor Agency Merged Project Area	4,727,330	0	407,238	411,584
<b>Total</b>	<b>\$12,827,066</b>	<b>\$8,828,537</b>	<b>\$7,155,363</b>	<b>\$4,532,420</b>

# **SUCCESSOR AGENCY, ECONOMIC DEVELOPMENT & HOUSING SUMMARY OF 2011-2012 PROGRAM OBJECTIVES AND ACHIEVEMENTS**

The Eureka Redevelopment Agency was responsible for the implementation of all activities associated with the expenditure of Redevelopment tax increment and bond funds. The primary objective of the Agency was 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. In order to leverage and fully maximize the impact of the Redevelopment Agency's limited tax increment monies, the Agency applied for additional funding from both state and federal sources for housing and economic development activities.

As of February 1, 2012, the Eureka Redevelopment Agency no longer exists due to ABx1 the "Dissolution Act". The "Successor Agency" Staff are currently in the process of complying with the Dissolution Act requirements. This includes establishing and preparing agendas/staff reports for the "Oversight Committee", and providing information to the State Department of Finance, State Controller and County Auditor Controller. The non redevelopment funded activities, previously housed in the Redevelopment Agency are now referred to as City's Economic Development & Housing Department. This is the final annual summary of Program Objectives and Achievements for the Redevelopment Agency. The following lists the cumulative activities from July 1, 2011 through June 30, 2012 as well as each program's objectives.

## **REDEVELOPMENT GENERAL ADMINISTRATION**

### ***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.
- Comply with California Redevelopment Law requirements.

### ***PROGRAM ACHIEVEMENTS:***

#### **ADMINISTRATION**

- ◆ ***2011-12 Statement of Indebtedness***—prepared the 2011-2012 Statement of Indebtedness with the Finance Department, as required by California Redevelopment Law.

- ◆ **2010-11 Annual Report of Financial Transactions**—prepared the 2010-11 Annual Report with the Finance Department, as required by California Redevelopment Law.
- ◆ **2012-13 Annual Budget**—prepared 2012-13, Annual Budget for Economic Development, Successor Agency, and Housing Programs.
- ◆ **Redevelopment Advisory Board (RAB)**—prepared staff reports and agendas as needed. Due to the elimination of Redevelopment, this Board has been abolished.
- ◆ **Eureka Art and Culture Commission**—Staff serves as City Liaison on the Eureka Art and Culture Commission. Distributes agendas and minutes to commission members, attend monthly Board Meetings, and take minutes.
- ◆ **California Redevelopment Association and League of California Cities challenge to the Redevelopment Legislation (ABX1 26 & ABX1 27)**—Staff provided information to support the challenge.
- ◆ **ABX1 26 and ABX1 27**—In order to comply with ABX1 26 and ABX1 27 Staff prepared the following for Agency/Council approval:
  - **Enforceable Obligation Payment Schedule**
  - **City Council Ordinance to “Elect and Implement Participation by the City of Eureka and the Eureka Redevelopment Agency in the Alternative Voluntary Redevelopment Program”**
  - **Agency Transfer Agreement with the City of Eureka**
  - **City of Eureka Remittance Payment Amount Appeal** (Department of Finance accepted the appeal and reduced the initial payment amount by approximately \$900,000).
  - **City of Eureka Redevelopment Successor Agency and Housing Establishment**
  - **Amended Enforceable Obligation Payment Schedule**
- ◆ **“Successor Agency”**—Staff prepared the following to comply with the requirements of the “Dissolution Act”
  - **Insufficient Funds**—Finance prepared and delivered letter to County Auditor/Controller stating that the Eureka Successor Agency has received insufficient tax increment to cover its obligations for January – June 2012.
- ◆ **“Oversight Board”**—The following actions were taken, approved and submitted to the Department of Finance for their review:
  - ✓ Board Chair and Vice-Chair Elected
  - ✓ Designation of a contact person for the State Department of Finance inquires and appointment of administrative support staff to the Oversight Board.
  - ✓ Oversight Board By-Laws adopted.

- ✓ Consideration of a Resolution approving the 1st and 2<sup>nd</sup> Recognized Obligation Payment Schedules (ROPS) for the Successor Agency of the City of Eureka for the time periods of February 2012 through June 2012 and July 2012 through December 2012 respectively.
- ✓ Adoption of Resolution confirming the transfer of housing properties and assets from former Redevelopment Agency to the Successor Agency.
- ✓ Adoption of Resolution of the Oversight Board of the Successor Agency to the Eureka Redevelopment Agency Reauthorizing the Agreement for Construction of Public Improvements and Amending the 1st and 2<sup>nd</sup> Recognized Obligation Payment Schedules for the time periods of February 2012 through June 2012 and July 2012 through December 2012 respectively.
- ✓ Adoption of Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency reauthorizing the Agreement for Construction of Public Improvements and amending the Recognized Obligation payment schedule for the period July 1 through December 31, 2012. Adoption of Resolution Approving an Amendment to the 1st and 2<sup>nd</sup> Recognized Obligation Payment Schedules (ROPS) for the Successor Agency of the City of Eureka.
- ✓ A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Eureka ("Dissolved RDA") Confirming the Successor Agency's Authority to take actions related to Loans and Grants entered into by the Dissolved RDA.

◆ ***AB 1484 (Redevelopment Dissolution/Unwind Trailer Bill)***—As part of the FY 2012-13 State budget package, AB 1484 was passed by the legislature and subsequently signed by the Governor on June 27, 2012. The primary purpose is to make technical and substantive amendments to the Dissolution Act based on experience to-date at the state and local level in implementing that act. AB 1484 took immediate effect upon signature by the Governor. Staff is preparing the following document to comply with the requirements of AB 1484:

- Eureka Housing Successor Agency Asset Report

## **PRIVATE DEVELOPMENT ACTIVITY**

◆ ***Exclusive Right to Negotiate (ERTN)***

- **Dock B Coastal Dependent Industrial Property, David Schneider**—Mr. Schneider proposes to construct a cargo storage area which could accommodate up to 300 containers, 5 million board feet of logs or cargo associated with a 600 foot cargo ship. The following activities occurred in 2010-2011:
  - ✓ A \$10,000 deposit was received from the developer
  - ✓ Developer applied for a Coastal Development Permit
  - ✓ Coastal Development Permit went to Council in January, 2011
  - ✓ Updated appraisal has been completed
  - ✓ DDA went to Council Agency Board in July 2011.

- ✓ With the dissolution of Redevelopment, Staff is working on resolving title issues on the property with Humboldt Land and Title.

➤ **Mission: SwimPossible**—The organization is in the process of fund raising and are required to provide a status report to the RAB at 6 (December 21, 2011) and 9 months (March 21,2012) from the date of ERTN approval. If the developer is unable to secure funding within the one year time period the RAB will recommend to the City Council and Agency Board that the ERTN be withdrawn. Due to the elimination of Redevelopment, this Board has been abolished and updates are being provided directly to staff and City Council. The organization is in the process of fund raising

➤ **Old Town Carriage Company**—The Old Town Carriage Company project includes deconstructing the H.H. Buhne Warehouse building and using salvageable components of the building to construct a new building on the corner of Waterfront Drive and “C” Streets. The first floor will be the stable for the horse and carriage business with the second floor providing living quarters for the caretaker. The following activities have occurred:

- ✓ Developer is working with an architect and an engineer to design the building
- ✓ A business plan is being completed
- ✓ Financing options are being explored
- ✓ Negotiation regarding the property price and terms has been concluded.

◆ ***Disposition and Development Agreements (DDA)***

➤ **Redwood Coast Hotel**—Staff met with the Developer as needed. The City has contracted with ESA to prepare an EIR for the proposed project.

➤ **Open Door Community Health Centers**—ERTN for the purchase and development of Agency property on Tydd Street for a community health center. The following activities occurred:

- ✓ Six month ERTN with Open Door Community Health Centers approved on November 16, 2010. Facility will be a 30,000 square foot health center.
- ✓ A deposit of \$10,000 was received from developer.
- ✓ Appraisal was completed.
- ✓ All items required by the ERTN have been received. Design, permitting and other required items are being performed concurrently.
- ✓ Development & Disposition Agreement approved by the Council/Agency Board on June 7, 2011, and property purchase has been completed.
- ✓ Official groundbreaking was held in October.
- ✓ Construction is estimated to be completed by October 2012.

- ◆ **Facade Improvement Program (co-administered with Eureka Main Street)**—Program has been eliminated due to the elimination of Redevelopment.

## **PUBLIC WORKS PROJECTS\*\***

The Eureka Redevelopment Agency is providing a major portion of the funding for the design and construction of the following public works projects:

- ◆ **“C” Street Development Projects**
  - **Fisherman’s Terminal**—Construct seafood buying, processing and retail facility at the foot of “C” Street. City and Agency staff met with prospective tenants to determine their needs and lease space configuration. Major tenants are committed and construction is in process. Staff continues to work on securing a tenant for the café/seafood counter. Ribbon cutting occurred on September 1, 2011. Notice of Completion was approved September 6, 2011. EDA grant closeout documentation was submitted November 1, 2011. We are awaiting document approval and release of grant retention.

\*\* Sections 332255 and 33421.1 of the Health and Safety Code require the Redevelopment Agency and City Council to make certain findings prior to committing funds for the design and construction of public improvements. When projects are scheduled to proceed, findings will be presented to the Agency Board and Council for approval.

## **NON-HOUSING GRANT ACTIVITY**

- ◆ **CDBG Public Hearings**—On February 9, 2012, staff held a CDBG public hearing to discuss the Fiscal Years 2011 & 2012 CDBG program activities and solicit citizen input. On April 3, 2012, staff held a CDBG Public Hearing before the City Council to adopt a resolution approving the Submittal of a 2012 SuperNofa grant application. If awarded the City would receive a total up to \$1,600,000 to assist in funding the following CDBG eligible activities: Homeownership Assistance and Housing Rehabilitation, Planning and Technical (PTA), Economic Development and Public Services. There is a 5% match (or \$5,000) required for the PTA of \$100,000.

The five major activity categories are Housing-New Construction, Housing-Rehabilitation, Public Facilities/Public Services, Public Improvements, and Planning. Projects funded with CDBG allocations must carry out one of three National Objectives, as follows: Benefit to Targeted Income Group (TIG) people, elimination of slums or blight, and meeting urgent community development needs.

On July 26, 2011, staff held a CDBG public hearing to discuss the Fiscal Years 2010 & 2011 CDBG program and solicit citizen input on the following activities.

- 1. Annual Grantee Performance Reports for CDBG Program Income Business Revolving Loan Account and Housing Revolving loan Account.** Repaid funds available for business and housing loans.

2. **Final Grantee Performance Report for CDBG Grant #04-STBG-1959**, Phase I construction of a new Alzheimer’s Day Center; acquisition and rehabilitation of a Veterans Transitional Housing facility; and a Lead Based Paint Evaluation and Mitigation Grant Program.
3. **Final Grantee Performance Report for CDBG Grant #07-EDOC-3159**, Phase II construction of new Alzheimer’s Center.
4. **Annual Grantee Performance Report for CDBG Grant #09-STBG-6037**, rehabilitation of Veterans Transitional Housing Facility and Services, and Humboldt Community Access and Resource Center (HCAR)/Sunrise Plaza building improvements.

On July 25, 2012, staff will hold a CDBG public hearing to discuss the Fiscal Years 2011 & 2012 CDBG program and solicit citizen input on the following activities.

1. **Annual Grantee Performance Reports for CDBG Program Income Business Revolving Loan Account and Housing Revolving loan Account.** Repaid funds available for business and housing loans.
  2. **Annual Grantee Performance Report for CDBG Grant #09-STBG-6037**, rehabilitation of Veterans Transitional Housing Facility and Services, and Humboldt Community Access and Resource Center (HCAR)/Sunrise Plaza building improvements.
  3. **Annual Grantee Performance Report for CDBG Grant #10-EDEF-7254**, Economic Development Enterprise Fund.
- ◆ ***Humboldt Community Access and Resource Center (HCAR) Sunrise Plaza Building***— As a 10% Set-Aside Activity of the CDBG FY 2008/09 General Allocation grant, \$12,000 will be received by the City to assist the Humboldt Community Access and Resource Center (“HCAR”) in completing Phase II improvements of the HCAR/Sunrise Plaza Building in Eureka. Also committed to the HCAR project by City Council Resolution is a total of \$300,000 of the City’s Program Income. Adams Construction was the successful bidder on this project and began construction September 26, 2011. All improvements have been completed with the exception of a few minor items. This CDBG grant was scheduled to expire on 12/31/11, but has been extended until 12/31/12 in order for the funds allocated for Veteran’s Program Services Activity to be fully expended.

The City is required by the State CDBG program to conduct on-site monitoring visits with CDBG Subrecipients who are granted CDBG funds to carry out a CDBG activity. A monitoring visit has been scheduled for Tuesday, May 1, 2012 at the Humboldt Community Access Resource Center to review CDBG administrative and regulatory compliance. A monitoring visit was held on Tuesday, May 1, 2012 at the Humboldt Community Access Resource Center to review CDBG administrative and regulatory compliance.

- ◆ ***Humboldt Senior Resource Center (HSRC) New Alzheimer's Day Center***—Construction of a new Alzheimer's Center. The City of Eureka secured over \$1.5 million dollars from the State CDBG Program toward the completion of this project. Fifteen full-time equivalent jobs were required to be created within 36 months of grant expiration date which is June 30, 2012. Eight of those jobs were required to be filled by low income persons (TIG persons). HSRC successfully created all required jobs, plus 12 additional jobs, by the end of February 2011. All required CDBG Closeout documents were submitted to the State for approval in July 2011. The city awaits final closeout approval from the State.
  
- ◆ ***Fisherman's Terminal Building, Economic Development Administration (EDA), Public Works Assistance Grant***—Staff submitted an application to the Economic Development Administration for the construction of the Fisherman's Terminal Building. The following actions were completed:
  - ✓ We received a letter notifying us that the \$2,400,000 application was approved for American Recovery and Reinvestment Act (ARRA) Funding on September 18, 2009.
  - ✓ The time schedule specified by the award required that we start construction no later than January 18, 2010. A project management conference call was held to discuss the details of the special conditions that needed to be met before and after the start of construction.
  - ✓ Special conditions were satisfied and on December 15, 2009, the contract was awarded to Randy Hill Construction, Inc., the low bidder on the project
  - ✓ Construction started on schedule and the building has been completed
  - ✓ Notice of Completion was approved September 6, 2011.
  - ✓ Grant close out has been submitted to and approved by EDA.
  - ✓ LEEP Gold certification has been received.

## ECONOMIC DEVELOPMENT

### ***PROGRAM OBJECTIVES:***

- Administer the Business Revolving Loan Program to encourage business start-ups and expansions within the City of Eureka.
- Market and administer the Eureka Enterprise Zone to the business and financial communities.
- Act as a City liaison with the business, financial, and economic development communities.
- Ensure compliance with all federal and state CDBG requirements and procedures.
- Be actively involved in the California Enterprise Zone Association to influence legislative changes to enhance the Zone's benefits to business.
- Maintain open communication with the Business, Transportation and Housing Agency to ensure inclusion in appropriate business location leads.
- Develop relationships with federal and state funding agencies as well as legislative representatives to assist the City in accessing financial and technical assistance.
- Complete Foreign Trade Zone implementation.
- Develop Business Retention and Expansion Visitation Program and conduct regularly scheduled visitations to Eureka companies with 10 or more employees.

### ***PROGRAM ACHIEVEMENTS:***

#### **FOREIGN TRADE ZONE**

- ◆ *Administration*—No Activity.

#### **REVOLVING BUSINESS LOAN PROGRAM**

- ◆ ***2010 Enterprise Fund Grant***, —Staff submitted an application to the CDBG Program for a \$500,000 Revolving Loan Fund. The following actions were completed during this quarter:
  - ✓ Received a letter notifying the City that the \$500,000 application was approved.
  - ✓ A press release was printed in the Times Standard announcing the award. Thirteen potential borrowers expressed interest. Staff met with each one to discuss the program requirements and provided them with a loan application.
  - ✓ Staff is working on complying with the State requirements needed prior to Release of Funds.
  - ✓ Staff has completed all Special Conditions.
  - ✓ Letter was received from HCD approving Release of Funds.
  - ✓ Staff is preparing a Request for Proposal to acquire a list of consultants who are qualified to complete Underwriting for the City's RLF.
  - ✓ Staff has completed the Request for Proposal to secure an Underwriter for CDBG loan program. There were only three applicants.

- ✓ Staff rated and ranked the applicants. Staff will create a contract and will present to the City Council on August 7<sup>th</sup> for their approval.
  - ✓ Staff has continued to meet with prospective loan applicants and there are a possible six who will complete and present final loan applications for review.
  - ✓ Staff continues to meet with various other lenders to discuss current proposed loan applicants.
  - ✓ Staff will create a new loan evaluating committee to review all loan applications.
- ◆ ***CDBG Economic Development Allocation, Over the Counter Component***—Staff is working with several businesses to identify potential funding sources for business expansion.
  - ◆ ***Administration***—continued to monitor open loans and market program to lending institutions and potential borrowers. Staff continues to meet with prospective businesses interested in starting, relocating or expanding a business in Eureka. The following loan was approved:
    - **Mycelia Sands** ~ a commercial mushroom business that has been working to get production underway for over a year. The first cultivation is expected in February. Two to three jobs are estimated to be created.
    - **Mycelia Sands** has begun processing and selling their mushrooms.

## **ENTERPRISE ZONE PROGRAM**

- ◆ ***California Enterprise Zone Board (CAEZ)***—Attend quarterly board meetings and actively supported/opposed legislation affecting Enterprise Zone incentives. Testified at State Committee Hearings and met with Legislators and their Staff. EZ Program was slated for elimination but through the efforts of businesses and CAEZ the program was saved.
- ◆ ***Eureka Enterprise Zone Activity***
  - ***Administration***—Administer and market the program in compliance with the State rules and regulations.
    - ✓ **Employee Hiring Credit Vouchers Issued**—Staff issued 766 Employee Hiring Credit Vouchers to EZ businesses during this period. Businesses located in the EZ continue to learn about the program and the benefits it offers.
    - ✓ **Business License Waivers Issued**—123
    - ✓ **Business Information Packets Distributed**—23
    - ✓ **EZ Outreach**—Attendance at various workshops gave staff an opportunity to discuss the benefits of the EZ and educate business owners interested in applying for the State tax credits.
    - ✓ **Expansion of the Enterprise Zone 2011** – This expansion process was started in 2010 and was delayed due to the State moratorium on Enterprise Zone program activities. The process recently began again, and will include ‘satellite areas’ of unincorporated areas of the county. Areas

chosen will include highest concentration of businesses and/or locations with businesses that have employees. This process will include working with the county economic development department and will include a MOU with the county. Staff has begun gathering aerial maps to locate areas zoned commercial/industrial.

- ✓ **Enterprise Zone Voucher Training** – The training will include Nancy Vellis, who holds recent vouchering experience and Marie Liscom and Sherry McBride, who hold many years experience in vouchering along with in house staff. A member of the business community will be trained as well.

## **EUREKA MAIN STREET PROGRAM**

- ◆ *Board of Directors*—City liaison.
- ◆ *Eureka Main Street Program Cumulative Results (9/92-6/12)*
  - **Net New Businesses**—534
  - **Net New Jobs**—2,049.5
  - **Ground Floor Vacancy Rate**—reduced from 14% (9/92) to 1.5%
- ◆ *National Recognitions*—The City of Eureka was recognized in the following publication:
  - **Sunset Magazine highlighting Eureka, “One of the 10 Best Places to Live in the West”**

## **CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY (CEDA)**

- ◆ *California Enterprise Development Authority Board*—As Board Member, attend meetings to review and approve capital to California small and medium sized businesses for expansion and job creation through an innovative gap financing program. Financing is a combination of tax-exempt industrial bonds (IDB’s) and below market-rate second mortgages resulting in a lower down payment and lower blended interest rates than commercial lenders.

## **CA ASSOCIATION FOR LOCAL ECONOMIC DEVELOPMENT**

- ◆ *California Association for Local Economic Development (CALED) Board*—Board Chair. Actively supported/opposed legislation affecting economic development in the State.

## UPSTATE CALIFORNIA ECONOMIC DEVELOPMENT COMMISSION

- ◆ ***Upstate California Economic Development Commission—UCEDC***—The mission of UCEDC is to cooperatively market the region (Northern California from Sacramento to the Oregon border) to new and existing businesses in support of the regional effort to diversify the economy, increase employment and enhance the quality of life. Redevelopment staff attends quarterly board meetings, and serves as Chief Financial Officer for the group. UCEDC has strengthened its efforts to attract relocating businesses from other parts of the state and from outside of California by updating its website, attending tradeshows for targeted industries and authorizing our executive director to increase outreach efforts. Current projects include updating our regional website, completing a current marketing piece and establishing a Work Plan. During the year, staff prepared responses to requests for information regarding business relocation benefits and potential available sites.
- ◆ Staff is currently making plans to hold the 2012 UpState Annual Conference in Eureka on October 12<sup>th</sup> & 13<sup>th</sup>. The event will be held at the Wharfinger and Zoo, including tasting many of Humboldt’s finest food and drink.

## MARKETING

- ◆ ***Business Leaders Luncheon***—Staff organized a Business Leaders Luncheon as part of the County CEDS process. This luncheon was held at the Wharfinger Building on Friday, June 8<sup>th</sup>. The two panels of experts separately presenting: Diversified Healthcare and Tourism.
- ◆ ***Super Region Transportation***—Staff worked with consultants and Super Region Staff to organize a City Hosted meeting to be held on Tuesday, May 8<sup>th</sup> at the Bay Room of the Wharfinger Building.
- ◆ ***Business Outreach***—Redevelopment staff had a number of meetings this quarter to discuss potential revolving loan and grant applications, as well as enterprise zone benefits for specific businesses.  
Another outreach component is ‘One to One Business Meetings’. Staff sets up meetings with local businesses and the City Manager, Economic Development & Housing Director and Economic Development Coordinator to meet with those businesses. These meetings have been positive in nature.
- ◆ ***Website Update***—Economic Development and Housing information will be combined with the City of Eureka’s website.
- ◆ ***Business Friendly Plan***—Staff is interviewing businesses and utilizing information gathered from the business survey compiled by Mountain Solutions to create ‘Business Support Initiatives’. These initiatives will be used to encourage businesses to grow and prosper in Eureka, creating Eureka as ‘Business REDI!’.
- ◆ ***Tour of California*** - Staff will be working with CVB on the Tour of California.
- ◆ ***Henderson Center Merchants Assoc*** – Staff attends Merchants meetings and acts as a liaison.
- ◆ ***Prosperity*** – As possible, staff attends meetings and represents the City.

## HOUSING & HOUSING SUCCESSOR ACTIVITIES

### ***PROGRAM OBJECTIVES***

- Provide adequate sites and promote the development of new housing to accommodate Eureka's fair share housing allocation for very low, low and moderate-income residents.
- Encourage the maintenance, improvement and rehabilitation of Eureka's existing housing stock and residential neighborhoods.
- Insure the provision of quality housing opportunities for very low-income citizens.
- Assist in the elimination of substandard and deteriorated housing while preserving the neighborhood community.
- Increase, improve and preserve the community's supply of very low or low-income housing.

### ***PROGRAM ACHIEVEMENTS***

#### ◆ ***CDBG Housing Rehabilitation Program Income 1989, 1994 (Fund #271)***

➤ Housing Rehabilitation Completed (Swanson)	
➤ Housing Loans Monitored Owner Occupied Rehabilitation	16
➤ Housing Pending Applications (Schmitz)	1
➤ Housing Loans Declined	2
➤ Housing Rehabilitation Under Construction	0
➤ Housing Rehabilitation Relocation Grants Completed (Swanson)	1
➤ Housing Rehabilitation Waiting List (Low Income/New Guidelines & Environ. Pending)	1
➤ Loan Maturity Extensions Approved	3

#### ◆ ***HUD Rental Rehab (Fund #285)***

➤ Rental Rehab Projects Monitored	0
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#### ◆ ***Low and Moderate Income Housing Program (Fund #295) (FUNDS FROZEN)***

➤ Owner Occupied Housing Rehabilitation Completed	0
➤ Owner Occupied Housing Pending Applications	0
➤ Rental Rehabilitation Loans Pending	0
➤ Rental Rehabilitation Loans Monitored	9
➤ Paint-up Fix-up Grants Completed	1
➤ First Time Homebuyer Loans Completed	0
➤ First Time Homebuyer Loans Monitored	75
➤ Owner Occupied Housing Loans Monitored	11
➤ Housing Loans Canceled	0
➤ Relocation Grants Approved	0
➤ Subordinations Processed (Two Pending)	5
➤ Housing Rehabilitation Waiting List (Moderate Income)	2
➤ Loans Maturity Extension Approved	1

◆ ***RCAA HOME Program Owner Occupied Housing Rehabilitation***

➤ Housing Rehabilitation Loans Monitored	10
➤ Housing Rehabilitation Loans Paid	1

◆ ***RCAA HOME First Time Homebuyer Program***

➤ First Time Homebuyer Loans Monitored	8
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◆ ***Local Housing Program (#291)***

➤ Wheelchair Ramp Grants (One Pending)	0
➤ Dumpsters Provided	21
➤ Senior Home Repair Grants	56
➤ Paint-up Fix-Up Grants	1
➤ Housing Rehabilitation Completed	0
➤ Housing Loans Monitored	5
➤ Rental Loans Monitored	1
➤ Graffiti Grants (City Wide Graffiti Day 8-11-2011)	12
➤ Waiting List (Moderate Income Households Only/Lack of Funds)	2

◆ ***CalHome Program 06-CalHOME-198 (Grant Expired 6-28-2012)***

➤ Housing Rehabilitation Completed	3
➤ Pending Applications	0
➤ Housing Loans Monitored	7
➤ Applications Declined	3

◆ ***Other Miscellaneous Default/Foreclosure Loan Activities***

➤ Foreclosures In Progress	3
➤ Agency Owned Properties Through Default	3
➤ Loan in Default Requiring Assumptions/Sale/Loan Increases	3

***HOUSING REHABILITATION/NEIGHBORHOOD UPGRADE ACTIVITY***

- ◆ ***CalHome Owner Occupied Rehabilitation Grant Program***-The City was awarded a CalHome grant of \$600,000 in 2007 for the purpose of restoring substandard owner occupied residential units located within the City limits of Eureka. This grant provided nine owner occupied rehabilitation loans for health and safety repairs to upgrade homes. These loans were for low income eligible applicants at 3% interest with deferred payments for 30 years and were administered by City staff. Up to 10% of the total grant amount could be used for activity delivery costs associated with the loans. A total of \$344,984 was expended, including Activity Delivery Costs. The City received \$425,000 from the CalHome Program and will return \$106,750 in unused funds to the State. An amendment to the Standard Agreement extended the program deadline from June 28, 2010 to June 28, 2011, and a 2nd amendment was received extending the deadline to June 28, 2012 due to the economic downturn and lack of interested borrowers.

- ◆ ***Community Development Block Grant Program Income (CDBG-PI) Funds***—\$120,000 was budgeted for owner occupied rehabilitation loans this fiscal year. These funds are revolving funds which accumulate from repayments of past CDBG program loans. As the balance increases, these funds are then expended for allowable program uses. CDBG Program Income funds have been used this fiscal year to finance rehabilitation work for CalHome loans with construction costs over the allowable \$35,000 CalHome maximum loan limit. One loan is pending construction bidding to determine loan amount. New Guidelines and the Environmental documents were prepared for the 2012 CDBG SuperNOFA and are currently under review and must be approved by CDBG as a requirement of any further fund expenditure. (The previous guidelines incorporated Eureka Redevelopment Agency guidelines and are now obsolete.) There are currently two applicants on the waiting list.
  
- ◆ ***HOME Program Income Fund***—The City has received and administered multiple State of California Home program grants in the form of owner occupied rehabilitation loans. When these loans are repaid, the funds are deposited into this revolving program income account to be reused for other program eligible purposes. For Fiscal Year 2011-12, \$600,000 was budgeted for loans. Funds are anticipated to be used for owner occupied housing rehabilitation or for an affordable housing or rental rehabilitation project. The HOME Program Housing Rehabilitation Program Guidelines and Environmental Reviews are currently under review by the HOME Program.
  
- ◆ ***LOCAL Fund/Owner Occupied Rehabilitation***—Of the \$40,000 budgeted for the LOCAL owner occupied rehabilitation loan program for FY 2011-12, none of the funds have been expended. One loan in the amount of \$40,000 is available to a moderate income household. Since the elimination of Redevelopment Agencies on February 1, 2012, the only other source of moderate income household loans was the Low and Moderate Income Housing Fund which was frozen. Therefore, these local funds are the only source of moderate income household loans or grants. There are currently five LOCAL owner occupied rehabilitation loans and one rental rehabilitation loan being monitored with revenue generated into this account only upon repayment of the loan. Therefore, it is critical to limit the number of grants in the future and to use repayments for loans which are required to be repaid. It is anticipated that if the \$1 Million CDBG SuperNofa is awarded in July 2012, it is possible the City can use its CDBG Program income to continue the grant programs which had been funded with LOCAL funds (Wheelchair, Paint Up/Fix Up, Graffiti, Senior Small Home Repair).
  
- ◆ ***Low and Moderate Income Housing Fund (LMIHF)/Owner Occupied & Rental Rehabilitation***—With the elimination of Redevelopment Agencies on February 1, 2012, all Low and Moderate Income Housing Funds have been frozen until released for expenditure by the State Department of Finance (DOF) on July 9, 2012. Although funding has been requested for defaulted loan maintenance and downpayment assistance to first time homebuyers, the State has suspended any expenditure of program funds and no new contracts are to be executed until notified.

- ◆ **“Rubottom Cottage” Relocation Consideration, 2189 Tydd Street**—A pre-1917 era home on the parcel adjacent to the proposed Open Door Clinic development on Tydd Street was reviewed as an Historic Survey. The outcome of the historic survey determined that this property does not retain enough historic significance to require retention of the residence. This residence is an approximate 724sf, 2 bedroom, 1 bath cottage which is being considered for relocation to a City owned parcel at 631 Myrtle Avenue in Eureka. The cost of the new site parcel, rehabilitation, relocation, and site improvements is estimated at approximately \$174,000 (which includes an attached garage). It is unlikely that the costs will support the sales price in this market. As LMIH funds are currently frozen, the funding source is undetermined and the historic status has yet to be determined.

## ***2012 CDBG SUPERNOFA APPLICATION***

The City of Eureka Housing staff submitted an application to the State on April 6, 2012 for CDBG Housing Combo funding in the amount of \$1,000,000 (\$600,000 for Homebuyer/\$400,000 for Housing Rehabilitation). These funds may be transferred between the Homebuyer and Rehabilitation programs, with CDBG authorization. The completed CDBG Homebuyer with Rehabilitation Guidelines and associated documents are to provide low income households the funds necessary to purchase single family residences within the city limits and to provide health and safety repairs to bring newly purchased homes into compliance with local Building Codes. Staff also completed new CDBG Housing Rehabilitation Guidelines to fund health and safety repairs to low income households located within the city limits. These documents were necessary to update obsolete guidelines and for inclusion in the City’s SuperNOFA application to score readiness points.

## ***FIRST TIME HOMEBUYER DOWNPAYMENT ASSISTANCE PROGRAM***

- ◆ ***Low and Moderate Income Housing Funds/First Time Homebuyer’s Downpayment Assistance Program***—In FY 2011-12, \$300,000 was budgeted for the rehabilitation and sale of the 3 Agency acquired foreclosure properties. Due to the Redevelopment Agency eliminations by the State, all Low and Moderate Income Housing Funds have been suspended until further direction by the State Department of Finance (DOF). A small budget remains for maintenance and administrative duties. The Housing duties and existing loan assets were transferred to the City of Eureka Housing Successor as authorized by the City Council on January 10, 2012, and by the Oversight Board on May 14, 2012, but will require a final review (asset-by-asset) in a format developed by the DOF and submitted by City staff no later than August 1, 2012. The Low and Moderate Income Housing Fund and LOCAL funds are the only programs to assist those households who are moderate income. As the Housing Successor Agency responsibilities and duties are still being defined, staff is focusing on the management of loan default activities, loan servicing (subordinations/payoffs), and acquired property management.

- ◆ ***CDBG Application for a Planning & Technical Assistance Grant for Humboldt Bay Housing Development Corporation***—Humboldt Bay Housing Development Corporation approached the City to request funding from the State of California Community Development Block Grant (CDBG) Program for a Planning and Technical Assistance Grant for a Feasibility Study of an Acquisition and Rehabilitation Program of Vacant Foreclosed Single Family Homes Suitable for Placement into an Existing or a Community Land Trust First Time Homebuyer Program. City Housing staff completed the application which was submitted in May 2011. In September, the City was notified that the State CDBG Program had received a nearly identical application from Humboldt County. As only one application could be funded, the State CDBG Program Representative contacted the County and the City, and it was agreed that the activity would be implemented by the County, and the results of the planning study would represent the City of Eureka data and should be shared between the jurisdictions.

## ***GRANT PROGRAM ACTIVITY***

- ◆ ***Dumpsters***—The City, in cooperation with Eureka City Garbage, provides free dumpsters to low income homeowners and neighborhoods upon request (based upon need). City staff also works with the City's Fire and Building Departments to assist in providing dumpsters for Nuisance Abatement residential problem properties within the city limits. Recology Garbage provides 20 dumpsters, at no cost to the City, every calendar year. Twenty-One dumpsters have been provided since July 1, 2011, and 6 free dumpsters are available until January 1, 2013.
- ◆ ***Graffiti Clean Up Program***—The City, in cooperation with Shafer's Ace Hardware provides Graffiti Clean-up kits to those single family and multi-family residential property owners whose properties have been a target of graffiti. To be eligible, the property must be located within the Eureka city limits. The kits are available to eligible property owners at \$5 per kit and consist of 1 quart of latex paint, a free paint color match by Shafer's staff, a 2" paint brush, clean up cloth, drop cloth, stir stick, and wet paint sign. To date one kit has been provided. (See Graffiti Clean Up Day below, under Community Activity.)
- ◆ ***Paint Up/Fix Up Program***—\$25,000.00 was budgeted for FY 2011-12 from the LOCAL fund, and an additional \$25,000.00 was budgeted from the Low and Moderate Income Housing fund. Due to the elimination of Redevelopment Agencies, the Low and Moderate Income Housing funds were frozen by the State and the LOCAL funds were also frozen due to the dwindling funds which are felt to be better served as loans which can be repaid. The program provided matching grants of up to 20% of eligible exterior residential repair costs, up to a maximum of \$2,500.00 for qualified low income homeowners and landlords who rent to qualified income eligible tenants. Staff will seek other funding sources in the future for grants, perhaps CDBG program income funds, if the SuperNofa is awarded in August 2012. There are currently 108 applicants on the waiting list and 1 grant in the amount of \$2,500.00 was expended on a CalHome Borrower from a previous year's commitment.

- ◆ **Senior Home Repair Program**—In FY 2011-12 the City appropriated \$10,000 from the LOCAL fund, for the Humboldt Senior Resource Center to administer the “Senior Home Repair Program”. These grants provide small home repairs to income qualified seniors, over 60 years of age, ranging from grab bars to leaky faucets and running toilets. To date, \$6,893 has been expended on 56 seniors in need of repairs to help them retain occupancy in their homes.
- ◆ **Wheelchair Ramp Grant Program**—This grant program provides funding for residential wheelchair ramp projects from \$2,500 for moderate income households and up to \$3,500 for low income households. For Fiscal Year 2011-12, \$5,000 has been budgeted for the combined wheelchair ramp program, graffiti kit program, and dumpster costs over the 20 free dumpsters provided annually by Recology Garbage. Therefore, it is likely that only one household in need of a wheelchair ramp can be assisted this year. This fiscal year, two applications have been sent, but none returned. One previous wheelchair program recipient is pending a repair grant.

### ***AFFORDABLE RENTAL HOUSING ACTIVITY***

- ◆ **Redwood Community Action Agency**—A letter was received from RCAA requesting development of a 16-24 unit affordable supportive housing facility for adults on the parcel at Sunny & Myrtle Avenue currently in use as a business parking lot and anticipated trail head parking lot. City staff sent out a Project Referral to City Departments for comments before determining the viability of a Disposition of Property process before City Council. Redwood Coast Regional Center may be partnering for a 20% tenancy. Households targeted would be the Income Group of 80% or less. This parcel was determined to be supplemental business parking and proposed trail head parking, thus RCAA has moved on to other sites.

### ***TRANSITIONAL HOUSING ACTIVITY***

- ◆ **North Coast Veterans Resource Center (NCVRC)-Veterans Transitional Housing Facility**—Economic Development and Housing staff continues to monitor this Community Development Block Grant funded project. On July 17, 2008, the City of Eureka received notification that Eureka had been awarded a conditional commitment of additional grant funds in the amount of \$1,500,000 from the FY 2008/2009, General Allocation of the State Community Development Block Grant (CDBG) Program for the North Coast Veterans Resource Center. \$1 Million will be used to assist the North Coast Veterans Resource Center (the “NCVRC”) in the financing of Phase II of the rehabilitation of a Veteran’s Transitional Housing facility in Eureka, and \$500,000 will assist the Veterans in providing additional program services. The City of Eureka has previously secured CDBG grant funding for the Veteran’s project in the amount of \$201,000 which was used to assist the Veteran’s in the acquisition of the facility site. The center was completed and opened on March 12, 2011, and will provide 34 beds for homeless Veteran’s, as well as program services to all Veterans. This CDBG grant was scheduled to expire on 12/31/11, but has been extended until 12/31/12 in order for the funds allocated for Veteran’s Program Services activity to be fully expended.

The City is required by the State CDBG program to conduct on-site monitoring visits with CDBG Subrecipients who are granted CDBG funds to carry out a CDBG activity. A monitoring visit was held on Thursday, May 3, 2012 at the North Coast Veterans Resource Center to review CDBG administrative and regulatory compliance.

## ***LOAN SERVICING***

- ◆ ***Annual Monitoring of Loan Term Compliance for All First Time Homebuyer Program Borrowers, Owner Occupied Rehabilitation loans, and Rental Rehabilitation Loans.-*** All 143 loans in the City's AmeriNational Community Services loan portfolio are monitored annually, for program compliance (i.e. property taxes and active insurance policies). Most insurance monitoring for loan compliance is provided by AmeriNational Community Services, a third party service provider. Owner occupancy is verified on all single family residences (Homebuyer & Rehabilitation) by City staff. Those properties with recorded affordable rents and low income tenants must be monitored regularly by City staff for compliance. All First Time Homebuyer's must provide proof of residency annually to City staff. Loan subordinations, defaults, maturities, extensions, modifications of terms, and all other aspects of loan servicing are handled by City staff.
- ◆ ***Short Sale Authorization:*** -A Short Sale was authorized for a first time homeowner who purchased her condominium for \$205,000 in 2006 and has a willing buyer at \$199,900. Consideration for the current decreased value of real estate, household's future overcrowding situation and a willing buyer's equitable purchase price offer were the basis for consideration and approval. The City of Eureka retained \$113,986 of the \$120,000 original principal balance.

## ***DEFAULTS/FORECLOSURES***

- ◆ ***Default/Foreclosures Update***

Three Homebuyer Loan (LMIHF) defaults (Cempa/Masterson/Jackson) were analyzed and authorized for the City's foreclosure process. AmeriNational Community Services has begun the foreclosure procedures for the City. The Borrowers will still have approximately six months to bring the loan current before a sale at the Court House steps. If no offer to buy, the property will transfer to the Housing Successor in order to be sold to the public or to another Homebuyer (pending availability of funding). (Details of current and future Housing Asset uses are still being developed by the State Department of Finance.)

Payne: Homebuyer Loan (LMIHF) is in default for non-occupancy by the Borrower (Deceased) and the son (who continued to occupy the home as his primary residence) is working to transfer the property into his name to assume the loan. He is currently working with an attorney.

Geir: CDBG tax default rehabilitation loan. Borrower is applying for a loan increase to bring the five year property tax delinquency current. Loan increase in progress.

Mahony: LOCAL rehabilitation loan is in default for non-occupancy by the Borrower (Deceased) and the son is applying to assume the loan with a small increase to cover title fees to transfer the property. Son is currently cleaning and rehabbing property for inspection before City assistance. Living Trust will provide clear title transfer for minimal fee at Title Company.

## ***AGENCY ACQUIRED PROPERTIES***

- ◆ ***Agency Acquisition of Property at 1710 16<sup>th</sup> Street, Eureka***-On June 15, 2010, the First Time Homebuyers of 1710 16<sup>th</sup> Street in Eureka became 3 months delinquent on their 1st mortgage and requested the Agency allow a short sale. The Eureka Redevelopment Agency suggested a “Deed in Lieu of Foreclosure”. The homeowner had lost his employment and was leaving the area to pursue gainful employment, thus was unable to place the property on the market for sale as they would not be in the area and they felt there was no equity in the property to benefit them. As they felt they were upside down in their home, they agreed to a “Deed in Lieu of Foreclosure”. The City acquired ownership on June 15, 2010, and paid the first mortgage in full. The property has been cleaned, rekeyed, maintained, and has provided relocation for a homeowner who is undergoing major residential rehabilitation of her property under the Agency’s CalHome and CDBG program. The temporarily relocated tenants vacated in July and the property is currently receiving only emergency maintenance until funding is available for rehabilitation and sale to a First Time Homebuyer, or is sold to the public “as is”.
  
- ◆ ***Agency Acquisition of Property at 2315 Pine Street, Eureka***-The First Time Homebuyer of this property was delinquent with 1st mortgage payments and the Agency filed foreclosure and acquired the property on August 20, 2010 due to a lack of buyers at the Trustee’s Sale. The “Trustee’s Deed Upon Sale” was recorded on September 28, 2010, transferring ownership to the Eureka Redevelopment Agency. The First Mortgage lien holder was paid in full by the Agency and the property is now under Agency ownership. The tenants vacated the property on January 31, 2011, after the property suffered a suspicious fire in the master bedroom causing approximately \$20,000 in damage. This property is receiving emergency maintenance only until funding is available for rehabilitation and sale to a First Time Homebuyer, or being sold to the public “as is”.
  
- ◆ ***Agency Acquisition of Property at 3405 Glen Street, Eureka***-The First Time Homebuyer of this property was delinquent with first mortgage payments and agreed to a “Deed in Lieu of Foreclosure” as he had suffered a disabling injury and could no longer work. The property was transferred to the Agency on May 3, 2011, and the tenant vacated on May 31, 2011. The First Mortgage lien holder was paid in full by the Agency and the property is now under Agency ownership. This property is receiving emergency maintenance only until funding is available for rehabilitation and sale to a First Time Homebuyer, or will be sold to the public “as is”.

## ***CDBG-PROGRAM INCOME OWNER OCCUPIED RELOCATION***

- ◆ *Residential Owner Occupied Rehabilitation Relocation*—The property owner of 1135 McCullen Avenue in Eureka received a Building Department “Notice to Abate” and was unable to fund required repairs. As an option to a “Receivorship” for sub-standard construction, the Borrower was qualified as an eligible CalHome and CDBG Program Income loan recipient. Borrower has been approved for a \$35,000 CalHome and \$50,000 CDBG-PI rehabilitation loan to complete substantial rehabilitation of the existing residence. Due to the substantial repairs to this home, the homeowner was authorized for a \$5,000 maximum temporary relocation grant to temporarily reside at the Redevelopment Agency owned property at 1710 16<sup>th</sup> Street until rehabilitation was completed on July 21, 2011. Tenants vacated property in July, 2011 and a total of \$4,870.85 was spent from CDBG-PI for relocation expenses.

## ***HOUSING ADVISORY BOARD ACTIVITY***

- ◆ *Housing Advisory Board*—Among the accomplishments, the HAB continues to upgrade the City’s housing stock by providing low interest loans to low income residents through the Housing Rehabilitation loan programs, Senior Home Repair Program, Rental Housing Program, Wheelchair Ramp Grant Program, the implementation of the Housing Element and Implementation Plan, Lead Based Paint Hazard Reduction Grant program, Temporary Relocation Program, and general loan servicing of the approximate 143 loan files, and other general business related to loan and grant implementation.

### ***July 11, 2011 Regular Board Meeting:***

- *Oath of Office: New Boardmembers Jim Snow & Margaret Stevens*
- *Approval of May 16, 2011 Minute Order*
- *Ralston–CDBG Loan Maturity Extension Request Approved*
- *2010-2011 Objectives & Achievements*
- *2011-1012 Proposed Budget Allocations*
- *2011 Income Limits*
- *Residential Rehabilitation Program Questionnaires: McIntyre, Patton, Wildearth*

### ***August 8, 2011 Regular Board Meeting Canceled Due to a Lack of Items***

### ***September 12, 2011 Regular Board Meeting Canceled Due to a Lack of Items***

### ***October 10, 2011 Regular Board Meeting:***

- *Approval of July 11, 2011 Minute Order*
- *CDBG-PI Loan Term Extension Bertha Yost*
- *Residential Rehabilitation Program Questionnaires: Werth*

### ***November 14, 2011 Regular Board Meeting Canceled Due to a Lack of Items***

### ***December 12, 2011 Regular Board Meeting Canceled Due to a Lack of Items***

**January 9, 2012 Regular Board Meeting Canceled Due to a Lack of Items**

**February 13, 2012 Regular Board Meeting (Canceled Due to a Lack of Quorum-Items Tabled to March 12, 2012 Meeting) Discussed the following with no action:**

- *Future of Redevelopment (Elimination of Agencies by State 1/31/2012 & Establishment of City of Eureka Successor Agencies 2/1/2012)*
- *Homeownership Guidelines Workshop*
- *Residential Rehabilitation Program Questionnaires: Swanson*

**March 12, 2012 Regular Board Meeting:**

- Approval of October 10, 2011 & February 13, 2012 Minute Orders
- Approval of “Draft” CDBG Homebuyer Program Guidelines, Loan Servicing Policies and Procedures and Attachments

**April 13, 2012 Special Board Meeting:**

- Approval of March 12, 2012 Minute Orders
- Harris - Approval of Subordination of First Time Homebuyer Loan

**May 14, 2012 Regular Board Meeting:**

- Approval of April 13, 2012 Minute Orders
- Barstow - Approval of Subordination of First Time Homebuyer Loan

**June 11, 2012 Regular Board Meeting:**

- Approval of May 14, 2012 Minute Orders
- Mahoney- Approval of Loan Extension Request for Deferred Payment cdbg Loan

***HOUSING ADVISORY BOARD MEMBERS***

- ◆ *Boardmembers*-The Housing Advisory Board is to have seven members and a majority vote. A four member unanimous vote is required to take action on all items before the Housing Advisory Board. The Board currently consists of six members, with one vacancy.

***ADDITIONAL PUBLIC INVOLVEMENT***

- ◆ **Graffiti Clean-Up Day** - On August 11, 2011, the City partnered with the Eureka High School’s Mutli-Cultural Club, the Eureka Rescue Mission, Eureka Main Street, Deo’s Sandwich Shop, and Recology Garbage to sponsor its first Graffiti Clean-Up Day. The volunteers helped rid the community of graffiti at the Adorni Ampitheater and many miscellaneous locations in Old Town, and around neighborhoods in Eureka. The response was so well received, it is anticipated that a second day may be established.

## ***STAFF TRAINING***

- ✓CRA/Cal-ALHFA Affordable Housing Conference in Anaheim, October 25, 2011
- ✓HOME Construction Management Class in Chico, November 30, 2011.
- ✓CDBG SuperNOFA Workshop in Arcata January 1/26/2012

## **HOUSING PROGRAM MARKETING**

- ◆ ***Marketing***—Once a year, the Agency mails marketing packets to a list of public offices, schools, agencies, and media and also sends out Contractor Outreach. The Agency ran intense radio ads in the months of November 2011 and from February through March to advertise for the remaining 5-6 CalHome rehabilitation loans and to set up a Waiting List for the 2012-2013 CDBG Homebuyer/Rehabilitation Programs. The benefits of the Housing Programs are listed in the publication, "Humboldt Kid's Digest" and the "Senior Digest".