

HOUSING REHABILITATION PROGRAM

Quarterly Production Report

1st Quarter (July 1 - September 30, 2009)

Fiscal Year 2009-10

Rehab Project Intake

	1st Quarter 2009-10	Year to Date 2009-10	Year End 2008-09
No. of Service Requests	153	153	74
No of Initial Inspections performed	72	72	13
No. of Rehab Loans and Grants approved	46	46	25
Total \$ in Approved Mobilehome	\$ 463,766	\$ 463,766	\$ 126,500
Approved SF Loans	\$ 185,000	\$ 185,000	\$ 75,000
Approved SF Grants	\$ 94,400	\$ 94,400	\$ 171,446
Total Approved Single Family	\$ 279,400	\$ 279,400	\$ 246,446
Total \$ in Approved Loans/Grants	\$ 743,166	\$ 743,166	\$ 372,946
\$ Approved in SNI Areas ⁽¹⁾	\$ 95,000	\$ 95,000	\$148,500
% of funds Approved in SNI Areas	34%	34%	60%

Rehabilitation Activities

Number of Active Projects ⁽²⁾	219		
Projects Completed			
Single-Family SNI	6	6	12
Single-Family Non-SNI	11	11	11
Mobilehome	26	26	33
Number of Completed Rehab Units	43	43	56

Project Alliance

Projects Approved	0	0	3
Pending Project Alliance Projects ⁽³⁾			
Buildings	8		
Units	32		
Projects Completed	5	5	1
Units Completed	20	20	4
Total Completions - Rehab and Project Alliance	48	48	57

Minor Repair Program

Number of Critical Repairs Administered	7	7	2
Number of Disability Access Improvements	8	8	6

(1) Per Council Policy, does not include \$ spent on Mobilehome

(2) Active Projects include approved projects out to bid or under construction at the end of the quarter

(3) Includes all projects participating in Project Alliance



Program Highlights

The Before and After photos above illustrate the improvements performed under the Housing Rehabilitation Program. This project was underwritten by Tomasa Moreno and managed by Inspector Markus Ruffing.

- **Housing Rehabilitation Program** - During the First Quarter of the 2009-10 fiscal year, the Housing Rehabilitation Program completing 43 single-family and mobilehome projects. In addition, Program staff approved 14 new Program loans and/or grants totaling over \$279,400 in the first quarter. Additionally, 8 households were assisted with urgent repairs through the Minor Repair Program. The Program has an established goal of 275 single-family and mobilehome completions this fiscal year.
- **State Funding** - Staff continues to administer the City's 06-201 Calhome allocation of \$500,000 in State HCD funding. It is anticipated that the deadline to expend this funding will be extended to June 2011. We have expended approximately 20% of this allocation and anticipate meeting the funding deadlines.

The Housing Department is currently utilizing State Workforce Housing Funds to administer two improvement projects. The deadline to complete all construction and submit final documentation to the State by June 2010:

Mobilehome Infrastructure Pilot - The Rehabilitation Program has been negotiating with the owner of the Sunset Mobile Manor to complete a Memorandum of Agreement in order to proceed with the Mobilehome Infrastructure Pilot project. The Project scope and cost has been established and construction is scheduled to start in November 2009.

Blackford SNI neighborhood Improvement Project - Housing staff has worked closely with RFB consulting and the Planning Department to rezone the Underwood neighborhood into a Planned Development. The rezoning will allow various improvement to the neighborhood that would otherwise not conform to the City's current zoning requirements. Workforce housing funds will be used to assist with exterior improvements such as landscape and paint. The rezoning is scheduled for final approval in November 2010.

- **Project Alliance** - The Housing Department continues in its efforts to improve multi-family projects in the Strong Neighborhood Initiative areas. Examples of these efforts include:
Jeanne/Forestdale Project (D5) - Housing staff managed the exterior rehabilitation of eight, four-unit apartment buildings in the Jeanne/Forestdale neighborhood. With a combination of Redevelopment Agency and property owner funds, the work comprised of new roofs, landscape, exterior paint, stair/railings, new windows, and fencing.

Roundtable Drive Apartments (D2) - Preparation of work descriptions and bid documents for the two four-plex buildings owned by Unity Care, a non-profit serving the young adults aged out of foster care, is nearing completion. This work will be performed by YouthBuild and is expected to begin during the third quarter of this fiscal year.