

HOUSING SERVICES

Housing Development Division

Division Summary

SOURCES

	FY 2004-05 ACTUAL BUDGET	FY 2005-06 ACTUAL BUDGET	FY 2006-07 ADOPTED BUDGET	FY 2006-07 AMENDED BUDGET	FY 2007-08 ADOPTED BUDGET
Special Revenue Funds	12,732	185,866	111,160	170,953	185,375
TOTAL	12,732	185,866	111,160	170,953	185,375

EXPENDITURES BY DIVISION

	FY 2004-05 ACTUAL BUDGET	FY 2005-06 ACTUAL BUDGET	FY 2006-07 ADOPTED BUDGET	FY 2006-07 AMENDED BUDGET	FY 2007-08 ADOPTED BUDGET
Housing Development	53,228	188,306	118,360	170,953	178,005
TOTAL	53,228	188,306	118,360	170,953	178,005

CHARACTER OF EXPENDITURES

	FY 2004-05 ACTUAL BUDGET	FY 2005-06 ACTUAL BUDGET	FY 2006-07 ADOPTED BUDGET	FY 2006-07 AMENDED BUDGET	FY 2007-08 ADOPTED BUDGET
<u>PERSONNEL</u>					
Salaries and Benefits	3,600	79,887	80,360	82,323	95,155
Subtotal	3,600	79,887	80,360	82,323	95,155
<u>SUPPLIES AND SERVICES</u>					
Purchased Services	49,062	108,057	37,300	87,830	82,050
Supplies and Materials	566	362	700	800	800
Subtotal	49,628	108,419	38,000	88,630	82,850
TOTAL	53,228	188,306	118,360	170,953	178,005
NET GENERAL FUND CONTRIBUTION	40,496	2,440	7,200	0	-7,370

AUTHORIZED STRENGTH

	FY 2004-05 ACTUAL BUDGET	FY 2005-06 ACTUAL BUDGET	FY 2006-07 ADOPTED BUDGET	FY 2006-07 AMENDED BUDGET	FY 2007-08 ADOPTED BUDGET
Position Summary					
Housing Development	1	1	1	1	1
TOTAL	1	1	1	1	1

Position Detail

	FY 2004-05 ACTUAL BUDGET	FY 2005-06 ACTUAL BUDGET	FY 2006-07 ADOPTED BUDGET	FY 2006-07 AMENDED BUDGET	FY 2007-08 ADOPTED BUDGET
Housing Specialist I	1	1	1	1	1
TOTAL	1	1	1	1	1

HOUSING SERVICES

Housing Development Division

SERVICE DESCRIPTION

Administers housing programs, provides down payment assistance loans and closing cost grants for Below Market Rate (BMR) first-time home buyers, and works with non-profit and for-profit developers to provide affordable BMR units for sale or rental to address the housing demands of East Palo Alto citizens and its workforce.

The Housing Development Division provides a variety of direct housing services, indirect housing services, and coordinates below market rate housing for East Palo Alto residents. The division has a staffing level of 1 position for these services.

SIGNIFICANT CHANGES

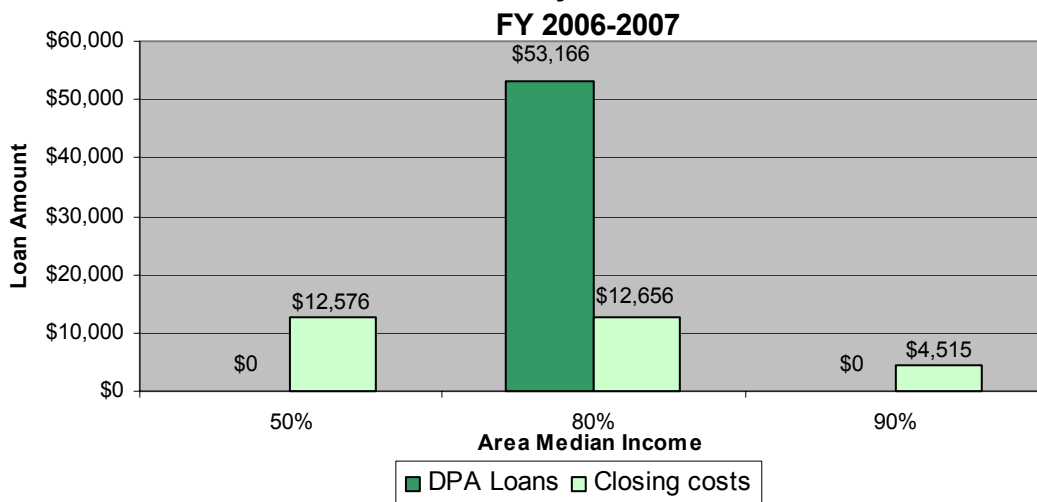
FY 2006-2007 Adopted to FY 2006-2007 Amended:

The Fiscal Year 2006-2007 Amended Budget Net General Fund Contribution of \$0 is a decrease of \$-7,200 from the Fiscal Year 2006-2007 Adopted Budget of \$7,200. This -100% decrease resulted from an increase in revenues eliminating the need for a General Fund Contribution.

FY 2006-2007 Amended to FY 2007-2008 Adopted:

The Fiscal Year 2007-2008 Adopted Budget does not anticipate a General Fund Contribution. However; the adopted budget reflects the elimination of a 12 day mandatory furlough program.

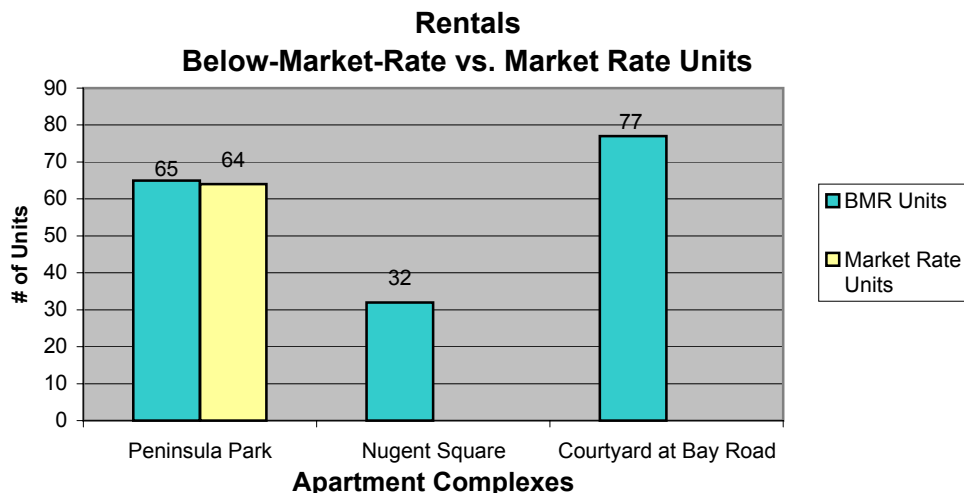
Total Downpayment Assistance Loans & Closing Costs per San Mateo County Area Median Income



HOUSING SERVICES

Housing Development Division FY 2006-2007 ACCOMPLISHMENTS

OBJECTIVE	RESULT
1 To increase the number of affordable Below Market Rate (BMR) units for first-time home buyers in the City.	Five Below Market Rate (BMR) houses have been sold to first time home buyers.Homes were purchased in University Commons, Clarke Court, and Maple Lane Development.
2 To increase the supply of affordable rental housing units in East Palo Alto.	Provided general assistance to interested in acquiring RS units. Scheduled and conducted over 30 housing inspections concerning habitability violations.
3 To promote pre-purchase and post-purchase home buyer educational programs.	Facilitate Housing Opportunity Workshop for 1st time home buyers with emphasis in the City's BMR houses.
4 To provide down payment assistance loans for first-time homebuyer BMR clients.	Assisted three BMR home buyers with down payment assistance loans.
5 To provide closing cost grant assistance, as necessary, to first-time homebuyers in the City's BMR Program.	Provided closing cost loans/grants to seven BMR home buyers.
6 To provide technical assistance to housing developers regarding the City's BMR requirements as set forth in the City's Ordinance No. 247, and to the Affordable Housing Development Program for determining the housing in-lieu fee(s).	Staff provided assistance to developers for: Blue Jay Court, Cummings Loft, Pulgas Mixed Used Development, and Olson Townhomes.
7 To support the San Mateo County Office of Housing's efforts to provide housing rehabilitation loans for owner occupied properties up to four units of the existing housing stock in the City of East Palo Alto.	Staff referred owner occupied property owner to San Mateo County Office of Housing for assistance in obtaining a rehabilitation loan for multi-family properties with up to 4 units.



HOUSING SERVICES

Housing Development Division

FY 2007-2008 OBJECTIVES

1. To increase the supply of affordable rental housing units in East Palo Alto.
2. To increase the number of affordable Below Market Rate (BMR) units for first-time home buyers in the City.
3. To facilitate first-time homebuyers obtaining down payment assistance loans for the BMR Program.
4. To promote pre-purchase and post-purchase home buyer educational programs for BMR home buyers.
5. To provide closing cost grants assistance, as necessary, to first-time buyers in the City's BMR Program.
6. To provide ongoing technical assistance to housing developers regarding the City's requirements as outlined in the City's Ordinances No. 247 & 281 and the Affordable Housing Development Program for determining the housing in-lieu fee(s).
7. To support the San Mateo County Office of Housing's efforts to provide housing rehabilitation loans for owner occupied dwelling up to four (4) units in the City of East Palo Alto.

