



CITY OF EUREKA COMMUNITY DEVELOPMENT DEPARTMENT

Rob Holmlund, AICP, Director

**Melinda Petersen
Housing Projects Manager**

531 K Street • Eureka, California 95501-1146

Phone (707) 441-4214 • Fax (707) 441-4202

mpetersen@ci.eureka.ca.gov • www.ci.eureka.ca.gov

RENTAL REHABILITATION LOAN PROGRAM INFORMATION SHEET

The City of Eureka has loan programs to assist rental property owners in financing rehabilitation of their rental properties. Repairs must include basic health and safety issues and must be completed to code requirements. Exterior repairs and paint (interior and exterior) are also encouraged to improve the property's appearance and to reduce lead base paint hazards. Depending on the property type, location, tenant incomes, allowable rents, and scope of work, a program may be available for you. Most likely a Waiting List has been established as this program is popular.

State Rental Rehabilitation Loan Program Funds for Rehabilitation and/or Construction Program:

The City of Eureka maintains funds to be used for health and safety repairs with the intention of improving the appearance and livability of a specific neighborhood and/or region. This program has the following requirements and features:

- Rental Property
- Provide "Gap" Financing to Owner
- Six Units or Less Per Project Site
- Within the City Limits of Eureka
- Loans of up to \$20,000 Per Unit Reserved for Very Low Income Household, \$15,000 Per Unit Reserved for Low Income Household, and \$2,500 Per Unit Reserved for Moderate Income
- Special Projects with Flexible Loan Amounts May Be Available
- An Additional \$15,000 is Available to Retrofit or Upgrade Foundations
- Low Interest Fixed Rate (Tied to City's Cost of Funds)
- Payments may be Amortized or Deferred, depending on property "cash flow" and ability to pay
- Repayment required Upon Sale, Transfer of Title, or Change in Use of the Property, unless
- Maximum Term is 15 years
- Rental Controls and Tenant Income Restrictions are recorded on title and will remain on the property for the term of the Note, even if sold
- Property Must have a Loan to Value Ratio of 85% or Less

CITY WIDE RENTAL LOAN PROGRAM:

Local funds are available for city properties that are not within a specific target area and for projects that don't fit into any of the Federal or State programs. There are three City wide programs. This program has the following requirements and features:

- Rental Property
- Provide "Gap" Financing to Owner
- Any Number of Units
- Located Within the City of Eureka City Limits
- Flexible Loan Limits
- Low Interest Fixed Rate (Tied to City's Cost of Funds)
- Rent Controls and Tenant Income Restrictions
- Maximum Term is 15 years and Due on Sale
- Property Must have a Loan to Value Ratio of 85% or Less
- For Every \$15,000 Borrowed, One Unit Reserved for Low Income Household

For more information or an application, please contact the Redevelopment Department @ 441-4214.

2015 INCOME LIMITS ARE BASED ON NUMBER OF PERSONS IN FAMILY								
NUMBER OF PERSONS IN FAMILY								
Humboldt County Income Category*	1	2	3	4	5	6	7	8
"30%" Limit	11,950	13,650	15,350	17,050	18,450	19,800	21,150	22,550
"50%" Limit	19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600
"60%" Limit	23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120
"80%" Limit	31,850	36,400	40,950	45,500	49,150	52,800	56,450	60,100

*Percentages may not be mathematically related to each other. Percentages are used as names for the categories because program's actual names for limits may differ.

