



# HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT



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## AGENDA SPECIAL MEETING OF THE CITY OF EUREKA HOUSING AUTHORITY BOARD OF COMMISSIONERS

DATE AND TIME  
Wednesday – October 05, 2022  
12:30pm

### LOCATION

Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021, codified at Government Code Section 54953 a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

### PUBLIC PARTICIPATION

Public access to this meeting is available as follows:

Join Zoom meeting:

<https://us02web.zoom.us/j/86281455502?pwd=U3FMNmp6OUhHeDgxcXBxSXp6RHdCUT09>

Meeting ID: 862 8145 5502

Passcode: 926683

Join Zoom meeting via phone: (669) 900-6833

Persons wishing to address the Board of Commissioners are asked to submit comments for the public speaking portion of the agenda as follows:

- Send an email with your comment(s) to [heatherh@eurekahumboldtha.org](mailto:heatherh@eurekahumboldtha.org) prior to the Board of Commissioners meeting.
- Call and leave a message at (707) 443-4583 ext. 219.

When addressing the Board, on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of five minutes per agenda item when the subject is before the Board.

1. Roll Call



The Housing Authorities are Equal Housing Opportunity Organizations



2. New Business:

2a. Resolution 1969, Purchase of property at 2335 Union Street, Eureka

Recommended Board Action: Approve and adopt resolution for real estate purchase

3. Closed Session – If needed.

4. Adjournment

\* \* \* Note \* \* \*

Documents related to this agenda are available on-line at:

<https://eurekahumboldtha.org/governance/>

Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review.

# City of Eureka Housing Authority

Board of Commissioners Meeting

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Wednesday, October 5, 2022

Agenda Item 2

## Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Purchase of property at 2335 Union Street, Eureka

### BACKGROUND AND HISTORY:

The City of Eureka Housing Authority owns two parcels bordered by Union Street, Buhne Street, and Summer Street, with addresses 2315 and 2327 Union Street, 316 W. Buhne Street, and 2320 Summer Street. Currently, there are 13 units across these four buildings on two parcels. Through repositioning analysis, it was determined that the recommended scenario given current zoning, owned property, and available acreage, would be to rehabilitate the current buildings.

However, the adjacent unit at 2335 Union Street has come on the market. It has frequently been a point of discussion that CEHA would entertain purchase of this property, given the opportunity. Now as it has come on the market, and as we are embarking on plans to reposition Public Housing, an updated analysis shows that with acquisition of this parcel, we could redevelop the site and add 8 units (not taking into account potential for state/local density bonuses), resulting in 21 units at this site. Additionally, until repositioning activity is undertaken at this site, the unit could be eligible as a rental to house a Section 8 client.

### STAFF RECOMMENDATION:

Staff recommend that the board approve the resolution to pursue purchase of the property at 2335 Union Street.



Parcel #009-131-009 – owned by CEHA

Parcel #009-131-011 – owned by CEHA

Parcel #009-131-010 – privately owned; currently on the market

Zillow listing: [https://www.zillow.com/homedetails/2335-Union-St-Eureka-CA-95501/18815710\\_zpid/](https://www.zillow.com/homedetails/2335-Union-St-Eureka-CA-95501/18815710_zpid/)

**Resolution No. 1969**

**Authorize Purchase of Real Estate**

WHEREAS, the two Public Housing parcels at Buhne & Summer Street (APN #009-131-009, 0.41 acres) and Union Street (APN #009-131-011, 0.36 acres), would be contiguous except for the privately owned parcel #009-131-010 located at 2335 Union Street (0.11 acres), at the corner of Buhne & Union Street; and

WHEREAS, the parcel #009-131-010 has been listed for sale as of 09/23/2022; and

WHEREAS, ownership of said parcel would be advantageous as both an eligible rental currently and as available property to enhance future redevelopment increasing potential available units at this location; and

WHEREAS, the City of Eureka Housing Authority Board of Commissioners supports acquisition of the aforementioned property and deems it desirable and in the best interests of this agency to acquire that certain property located at 2335 Union Street, in the city of Eureka, county of Humboldt;

NOW, THEREFORE, BE IT RESOLVED, that this agency pursue acquisition of aforementioned Property for such price and upon such terms and conditions as the Executive Director and Director of Finance of this agency may, in their discretion, deem advisable.

RESOLVED FURTHER, that the Executive Director and/or Director of Finance are hereby authorized, directed, and empowered to execute, for and on behalf of this agency and in its name, any and all documents required in connection with the purchase of the Property, including but not limited to purchase agreements and escrow documents.

PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2022 by the following vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:  
ATTEST:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title