

CITY OF EUREKA HOUSING AUTHORITY

RESOLUTION 1963

REPOSITIONING PLAN

WHEREAS, the City of Eureka Housing Authority (Authority) faces many challenges with its public housing portfolio such as aging housing stock, underfunding by the US Department of Housing and Urban Development (HUD), and high demand for affordable housing; and

WHEREAS, the Authority contracted with EMG/Bureau Veritas to complete a Physical Needs Assessment (PNA) in 2020 regarding the status of the Public Housing units managed by the Authority; and

WHEREAS, the completed PNA report identified a backlog of repairs estimated at over \$57 million over the next 20 years; and

WHEREAS, the estimated HUD Total Development Cost (value) for the same properties is approximately \$51 million, indicating that the properties cannot be efficiently rehabilitated; and

WHEREAS, the Authority must continue to pursue innovative approaches to preserve its housing portfolio to address the growing demand for housing available to low- and very low-income individuals and families; and

WHEREAS, the Department of Housing and Urban Development (HUD) issued guidance under the Section 18 and Section 22 programs to provide greater efficiencies for Public Housing Agencies (PHAs) to address the growing backlog of unmet capital needs; and

WHEREAS, HUD has provided a Technical Assistance Contract to assist the Authority with developing a repositioning strategy; and

WHEREAS, a Repositioning Ad-Hoc Committee was formed and met on April 26, 2022, May 03, 2022, May 10, 2022, May 23, 2022 and June 02, 2022 to discuss and understand HUD requirements and repositioning strategy, and suggest policy input for the repositioning plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does approve and adopt this Repositioning Plan, and directs the City of Eureka Housing Authority staff to move forward with steps to implement the Repositioning Plan for public housing, including but not limited to RAD, Section 18, and/or Section 22.

Kali Serotta

(Name)

Cheryl Churchill

(Name)

Chairperson

Title

Secretary

Title


Signature


Signature