



Eureka Housing Development Corporation

735 West Everding Street
Eureka, California 95503
(707) 443-4583 / FAX (707) 443-4762

AGENDA

SPECIAL BOARD MEETING

OCTOBER 11, 2023
5:00PM

LOCATION

Housing Authority of the City of Eureka
735 W. Everding St., Eureka CA

PUBLIC PARTICIPATION

Public access to this meeting is available as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/86835593466?pwd=aDlDZnMwVHFHVjNsY0QrczVJNUMyUT09>

Meeting ID: 868 3559 3466

Passcode: 185209

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@eurekahumboldtca.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

EUREKA HOUSING DEVELOPMENT CORPORATION
SPECIAL BOARD MEETING
OCTOBER 11, 2023

2. New Business:

2a. Resolution 10-2023, Infill Infrastructure Grant Program of 2019 HACE (Blue Phase)

Recommended Board Action: Approve and Adopt

2b. Resolution 10-2023-B, Infill Infrastructure Grant Program of 2019 HACE (Green Phase)

Recommended Board Action: Approve and Adopt

3. Adjournment

* * * Note * * *

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

<https://eurekahumboldt.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.

Eureka Housing Development Corporation

Board of Commissioners Meeting

Wednesday, October 11, 2023

Agenda Item 2

Memorandum

To: Board Members

From: Cheryl Churchill, Executive Director/Secretary

Subject: HCD Infill & Infrastructure Grant (IIG) Application authorization

BACKGROUND AND HISTORY:

The Housing Authority of the City of Eureka (HACE) has selected a developer to partner with in implementing its approved Repositioning Plan. To that end, HACE has been working with Brinshore and Operative Office (together as “Eureka Community Partners” or ECP) to determine the best order of redevelopment and phasing. The sites at C & Clark Streets (currently 16 units) and at the 25-1 Site along Hiler Street between Everding and Burrill (park site plus 8 units) and the best candidates for initial phasing. Applying for an IIG award will provide upfront development funding to assist with these initial phases. EHDC has been selected as the nonprofit entity representing redevelopment efforts and, as such, would be the applicant for an IIG submission to Housing and Community Development (HCD).

Attached are preliminary designs to illustrate what potential phasing at these two sites might look like.

Impact to Personnel:

Currently not quantifiable, though management staff understand that workload may increase in response to redevelopment needs, especially in regard to tight deadlines.

Fiscal Impact:

The IIG Award may be up to \$3 million. HACE does not currently have a source of funding anywhere near this amount to fund pre-development and infrastructure improvements. The IIG award would significantly further HACE’s redevelopment efforts.

Alternatives:

HACE and EHDC should go after every available source of funding possible for affordable housing, as development typically requires several layers of financing.

STAFF RECOMMENDATION:

Staff recommend that the Board approve the resolution to submit an IIG application.

C + CLARK HOUSING

E U R E K A , C A L I F O R N I A

YIELD STUDY-SENIOR W/ TWO BEDS_V2



SENIOR PROJECT INFORMATION SUMMARY

PROPOSED TOTAL UNITS: 43 UNITS
 PROPOSED TOTAL DENSITY: 39 DU/ACRE
 PROPOSED TOTAL BUILDING AREA: +/- 41,500 SF
 PROPOSED TOTAL FAR: .94
 PROPOSED TOTAL LOT COVERAGE RATIO: 40%
 PROPOSED HEIGHT: 35'-0" // 3 STORIES

UNIT MIX

ONE BEDROOMS: 29 UNITS
 TWO BEDS: 14 UNITS
 TOTAL: 43 UNITS

PARKING

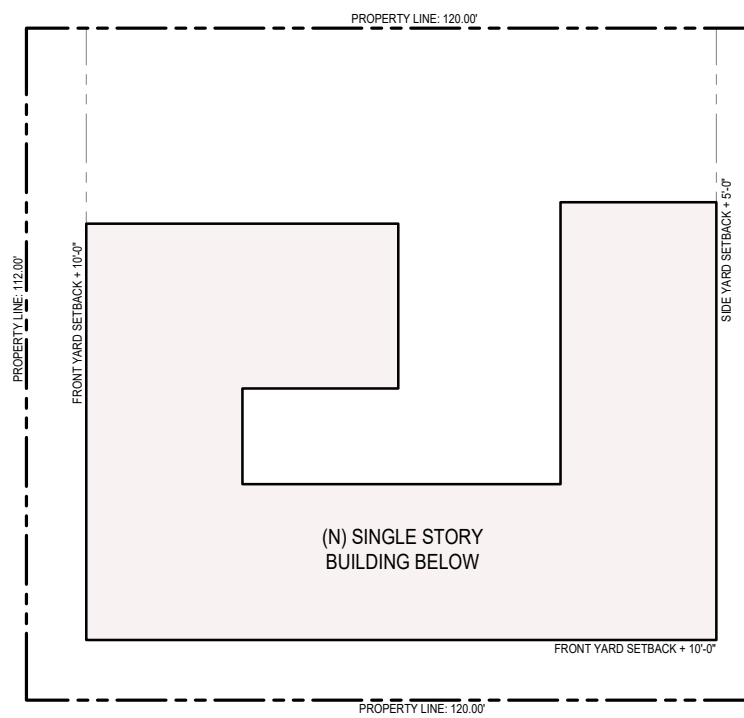
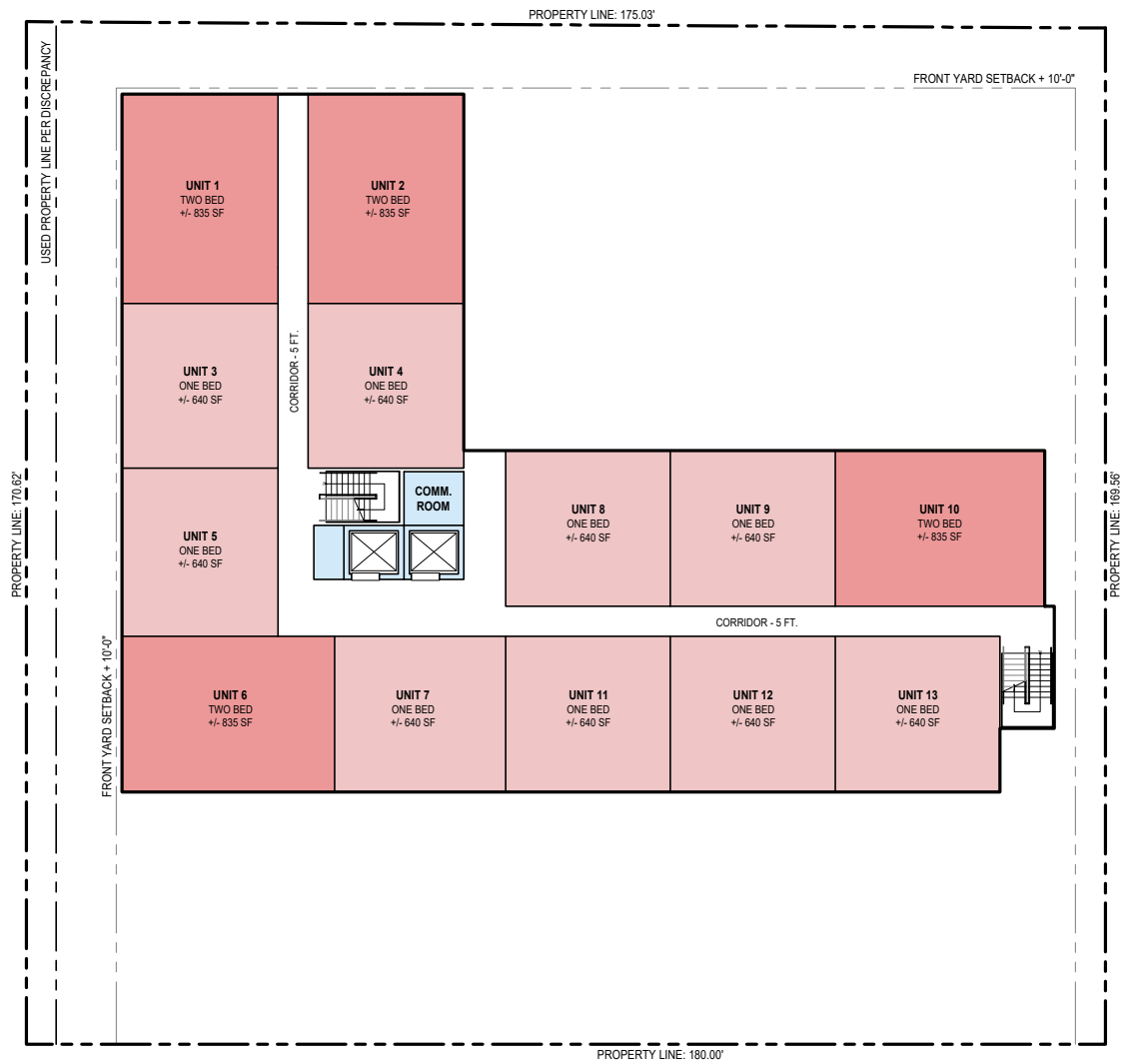
PROVIDED: 24 SPACES (.55 PER UNIT)

BUILDING A - 1115 CLARK SUMMARY

PROPOSED UNITS: 36 UNITS (10 GROUND FLOOR, 13 2ND + 3RD FLOOR)
 PROPOSED DENSITY: 51 DU/ACRE
 PROPOSED BUILDING AREA: +/- 36,000 SF
 PROPOSED FAR: 1.18
 PROPOSED LOT COVERAGE RATIO: 38%
 PROPOSED HEIGHT: 35'-0" // 3 STORIES

BUILDING B - 1137 CLARK SUMMARY

PROPOSED UNITS: 7 UNITS
 PROPOSED DENSITY: 23 DU/ACRE
 PROPOSED BUILDING AREA: +/- 5,500 SF
 PROPOSED FAR: .41
 PROPOSED LOT COVERAGE RATIO: 41%
 PROPOSED HEIGHT: 18'-0" // SINGLE STORY



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**RESOLUTION OF THE BOARD OF DIRECTORS OF
EUREKA HOUSING DEVELOPMENT CORPORATION**

**INFILL INFRASTRUCTURE GRANT PROGRAM OF 2019
HACE (Green Phase)**

RESOLUTION NO.: 10-2023-B

WHEREAS, the California Department of Housing and Community Development ("Department"), has issued a Notice of Funding Availability ("NOFA") dated August 31, 2023, pursuant to the Infill Infrastructure Grant Program of 2019 ("Program") established by Health and Safety Code section 53559, et seq., and implemented by the Infill Infrastructure Grant Program, Small Jurisdiction Set-Aside, final Guidelines issued August 31, 2023 ("Guidelines"). The Program provides grant assistance available as gap funding for Capital Improvement Projects, which are an integral part of, or necessary to facilitate the development of a Qualifying Infill Project; and

WHEREAS, Eureka Housing Development Corporation, a California nonprofit public benefit corporation ("EHDC"), is authorized as active and in good standing to do business in the State of California, and it is in the EHDC's best interests to participate in the Program on its own behalf and as applicant Sponsor; and

WHEREAS, EHDC desires to submit an application in response to the NOFA and EHDC contemplates that, if Program funds are awarded in connection with the NOFA, EHDC will receive or be assigned a conditional commitment of such Program funds (the "Program Award");

NOW, THEREFORE, IT IS RESOLVED, that EHDC is hereby authorized and directed to act on its own behalf and as the applicant Sponsor in connection with the Program Award.

RESOLVED FURTHER: that EHDC is hereby authorized and directed on its own behalf and to accept and incur an obligation for the Program Award in an amount not to exceed \$3,000,000, and to enter into, execute, and deliver on its own behalf, STD 213, Standard Agreement (the "Standard Agreement"), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the

Department and to participate in the Program, including, but not limited to, an affordable housing covenant, a performance deed of trust, a disbursement agreement, and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: That Cheryl Churchill the Secretary of EHDC, acting alone, is hereby authorized to execute the Program Award Documents, on behalf of EHDC.

RESOLVED FURTHER: That all actions previously taken by the EHDC in furtherance of the matters described herein are retroactively approved and re-confirmed as authorized actions of the EHDC.

RESOLVED FURTHER: That this resolution shall take effect immediately upon its passage.

Passed and adopted, effective as of October 11, 2023 by all of the members of the Board of Directors of EHDC by the following vote:

 AYES

 NAYS

 ABSTAIN

 ABSENT

SIGNATURE
Secretary of EHDC

CERTIFICATE OF VICE PRESIDENT/PRESIDENT OF THE EHDC

The undersigned, VICE PRESIDENT/PRESIDENT of EHDC, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by EHDC’s members on October 11, 2023, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: _____

VICE PRESIDENT/PRESIDENT

**RESOLUTION OF THE BOARD OF DIRECTORS OF
EUREKA HOUSING DEVELOPMENT CORPORATION**

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