



# City of Eureka Housing Authority

*Reinvesting in our commitment to affordable housing*

## Repositioning Plan: Frequently Asked Questions

### 1. I've heard the words redevelopment, repositioning, and reinvesting mentioned related to Public Housing. What does this mean?

- “Repositioning” refers to converting from traditional, Public Housing funding to newer sources of funding, such as Section 8 Voucher funding to provide affordable housing. This allows the Housing Authority to have access to more money to provide affordable housing.
- “Redeveloping” refers to demolishing old/existing buildings and building new ones in order to add more units or upgrade existing units. This is planned to occur for 3-4 of the properties, which are listed in the chart below.
- “Reinvesting” refers to investing in the Housing Authority’s properties, or putting money into them, to build more housing for our community.

### 2. How will this affect my current housing? Do I need to move?

- You do not need to move yet. Some locations will be redeveloped (demolition and new construction) whereas others will be rehabilitated (improved and restored). Either way, you will likely need to move eventually, and this will be done with frequent communication and support from the Housing Authority. All qualified households will be eligible for moving and rental assistance while they are displaced, and we will work closely with you to ensure this process occurs smoothly. Current residents will have the right to return to rehabilitated or new units.

### 3. Which properties will be redeveloped? Which properties will be rehabilitated?

- The chart below shows the current intention for our various sites:

Property	Action
Units bordered by Harris, Elizabeth, Burrill, and Prospect Streets (includes Hiler and Everding)	Redevelop
C & Clark Streets	Redevelop
Spring & Garland Streets	Redevelop
Buhne, Summer, & Union Streets	Rehabilitate or Redevelop
2523 Albee	Rehabilitate
510 West Harris	Rehabilitate
131 West Del Norte	Rehabilitate
1830 Albee & 514 West Del Norte	Rehabilitate
1645 C Street	Rehabilitate
1335 B Street	Rehabilitate
330 Grant Street	Rehabilitate

**4. How long is this going to take and when is it going to happen?**

- a. This will occur over several years and phases. Many factors, such as financing, availability of materials, labor, and temporary housing for relocation, will impact the timeline. While our goal is to get started as soon as possible, we are still in the early stages of the process. However, we are working diligently with our partners to finish this project by 2030.
- b. We will provide regular updates as we develop plans for the sites selected for the first phase of redevelopment (and subsequent phases, as we get to them) and discuss how that may impact your relocation date. Initial planning, such as coordinating design, financing, city approvals, and contractors, is expected to take up to two years. Demolition and new construction will not begin until all approvals have been obtained and federal affordable housing requirements have been met, such as providing proper notice to tenants and support for relocation needs for Public Housing households.

**5. What is the plan for families who have to relocate?**

- a. The Housing Authority is working with a housing developer and a relocation expert to develop a Relocation Plan for tenants. Tenants will be notified months in advance before they are asked to relocate, and will have multiple opportunities to comment on the plan, discuss the plan, and ask questions. The Housing Authority plans to hold meetings with each household to discuss your individual concerns and needs. The Relocation Plan will include a reasonable amount of assistance to help you relocate.

**6. Does more units mean smaller units?**

- a. No. New units will have a similar square footage as current units. The size of units will depend on architectural design, various amenities that will be included (such as office space, community room, laundry, etc.), and any local requirements.

**7. Will rent be raised because of these additions/improvements?**

- a. We are committed to keeping our housing affordable, and we plan to provide affordable rents using Section 8 Project-Based Vouchers. The voucher program calculates income, and therefore rent, the same way it is calculated for Public Housing. Rents are intended to be approximately 30% of adjusted gross income. If you are on income-based rent (not flat rents), you should expect no change or small changes to your rent.

**8. How do we stay updated on what's happening?**

- a. The best way to stay up-to-date is to provide your current email address and phone number. If any of your contact information (phone, email address, emergency contact, etc.) has changed and you haven't updated it, please complete and submit a Notice of Change form at our office, or download and print the form from our website and return to the office, or email your caseworker Shawlyn with your updated information at [shawlynb@eurekahumboldtha.org](mailto:shawlynb@eurekahumboldtha.org) .