



# **A Discussion with the Housing Authority: Reinvesting in our Commitment to Affordable Housing**

March 6, 2024

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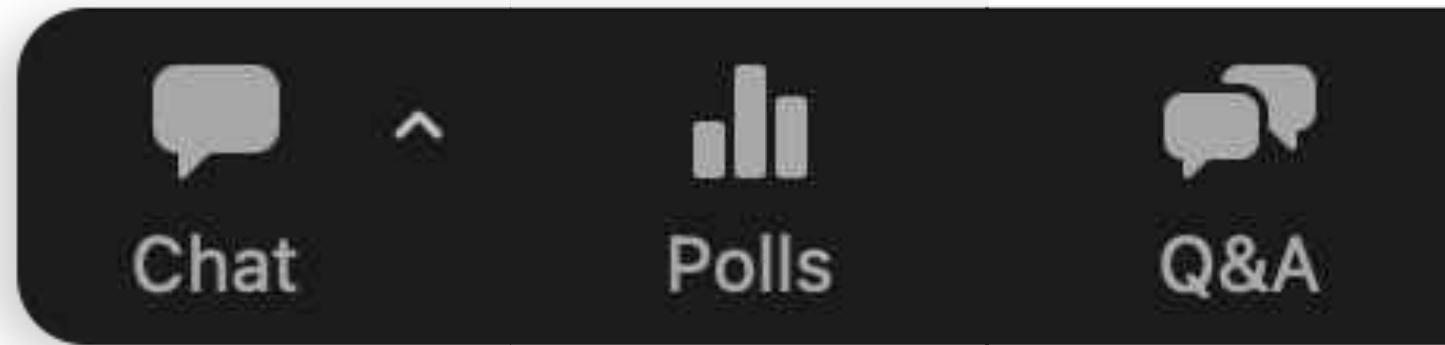
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para ver los subtítulos en inglés.

# Interactive Zoom Features

- **Polls:** Polls will be used to gather and share your responses to our questions
- **Chat:** We encourage you to share more details about your responses in the chat so we can learn more about your perspective
- **Q&A:** Ask questions during the presentation and our panelists will respond in the Q&A feature or live



# Group Agreements



Participate with  
intention



Appreciate the  
diversity of  
perspectives



Maintain a  
respectful space

# Agenda



6:00PM to 6:10PM | **Welcome and Agenda Review**



6:10PM to 6:20PM | **Plans for Reinvesting in Our Commitment**



6:20PM to 6:25PM | **Meet Our Development Partner**



6:25PM to 6:55PM | **Current Conditions and Feedback Request**



6:55PM to 7:00PM | **Next Steps**

# Poll Question 1

**Which option best describes your living situation?**

- a. I am a renter, not living in public housing.
- b. I am a renter, living in public housing.
- c. I am a homeowner.
- d. Living with family or friends
- e. Other (write in chat)

**¿Qué opción describe mejor su situación de vida?**

- a. Soy inquilino y no vivo en una vivienda pública.
- b. Soy inquilino y vivo en una vivienda pública.
- c. Soy propietario de una casa.
- d. Vivir con familiares o amigos
- e. Otro (escribir en el chat)

# Affordable Housing: A Definition

- According to the U.S. Department of Housing and Urban Development, housing is considered affordable when a person pays no more than 30 percent of income toward housing costs, including utilities.
- When people pay more than 30 percent of income toward housing costs, they are considered “housing cost burdened.”
- When people pay more than 50 percent of income toward housing costs, they are considered “severely housing cost burdened.”



# Poll Question 2

**What would you like to see happen in our community to help address housing affordability? (Please choose all that apply)**

- a. More affordable housing units
- b. More rental assistance programs
- c. Redevelopment of unused/underused parcels
- d. Removing barriers to homeownership
- e. Other (write in chat)

**¿Qué le gustaría que sucediera en nuestra comunidad para ayudar a abordar la asequibilidad de la vivienda? (Por favor elija todo lo que corresponda)**

- a. Unidades de vivienda más asequibles
- b. Más programas de asistencia para el alquiler
- c. Reurbanización de parcelas no utilizadas/infrautilizadas
- d. Eliminación de barreras a la propiedad de vivienda
- e. Otro (escribir en el chat)



# Repositioning Plan Background



Federal Public Housing funding to provide affordable housing is unsustainable



Not enough affordable housing in Eureka



Reposition: Convert from Public Housing to Section 8 funding



Rehabilitate: Upgrade existing housing

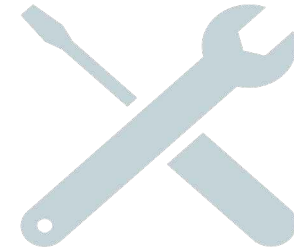
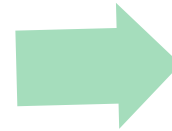


Reinvest: build new housing



Currently: 195 Public Housing units  
Projected Total: 350 Section 8 units

# Repositioning Plan Timeline



## Planning (ongoing)

- Research
- Community Engagement
- Site plan & design

## Pre-Development (2024-2030)

- Acquire funding
- City permitting & approval
- Materials & labor

## Development (2025-2035)

- Construction

# About Brinshore

## Who we are:

- Established in 1994
- HQ in Evanston, IL
- Offices in Evanston, Kansas City, St. Louis, Raleigh, Houston, and Denver

## What we do:

- Developers of over 10,000 Units in 100+ communities
- Active in 19 states + Washington DC
- Priority on high-quality design
- Comprehensive H.E.A.R.T. approach beyond bricks and mortar
- Partner with 20+ Housing Authorities to redevelop and reposition portfolios
- Learn more at our website: [www.brinshore.com](http://www.brinshore.com)



# About Operative Office

- Integrated architecture and development practice
- Specializing in community-based development and affordable housing across California
- Partnered with Brinshore on two projects in Yolo County, as well as repositioning projects in Eureka
- We are a small, woman-owned business





# Housing Authority of the City of Eureka

## *Green Phase*





**Current  
Conditions:  
View from  
Everding Street  
(Looking South)**







**Current Conditions:  
View from Burrill Street (Looking North)**





**Current Conditions:  
View from Hiler Street (Looking North)**





**Current Conditions:  
View from Hiler Street (Looking West)**

# Green Phase Timeline

*(Park + 8 units)*

| Milestone                       | Expected Completion |
|---------------------------------|---------------------|
| LIHTC Award                     | Q3 2024             |
| Zoning                          | Q3 2024             |
| Submission for Building Permits | Q4 2024             |
| Closing                         | Q1 2025             |
| Relocation                      | Q1 2025             |
| Construction Complete           | Q3 2026             |
| Lease up Complete               | Q4 2026             |

# Relocation

- Relocation assistance will include:
  - Transfer to another Public Housing unit, if available
  - Tenant Protection Vouchers (Section 8) to find private rental, if desired
  - Moving costs are FREE to residents
  - Movers will also box up and unpack for residents for FREE upon request
- We will attempt to **minimize displacement** as much as possible
- Any eligible resident relocated will have the **right to return** to a unit in the completed project
- Residents will receive at least **90 days' notice** of any required move



# Green Phase Unit Configuration

- 100% Affordable rentals
- Family development

| Green Phase | Unit Size |     |     | Total |
|-------------|-----------|-----|-----|-------|
|             | 1BR       | 2BR | 3BR |       |
| Existing    | 4         | 2   | 2   | 8     |
| Proposed    | 20        | 12  | 12  | 44    |

# Amenities

## Amenities

- Lobby
- Community Green Space
- Mail/Package Room
- Laundry Room
- Secure access
- Mobility & Accessibility units
- Management office

## Parking

- Bikes
  - 8 short-term parking spaces
  - 15 long-term parking spaces
- Vehicles\*
  - 28 off-street parking spaces (car)

*\*Existing on-street parking (30 stalls) will remain, for a total of 58 vehicular stalls*

# Request for Feedback

- The following slides will include reference photos and poll questions to better understand the community's preferences.
- Answer the poll and add any related comments in the chat.





# Look & Feel #1

- **Poll Question 3:** Which of these two projects do you prefer, A or B? What features do you like or dislike? (write in the chat)
- **Pregunta de la encuesta 3:** ¿Cuál de estos dos proyectos prefieres, A o B? ¿Qué características le gustan o no le gustan? (por favor ingresa al chat)



# Look & Feel #2

- **Poll Question 4:** Which of these two projects do you prefer, C or D? What features do you like or dislike? (write in the chat)
- **Pregunta de la encuesta 4:** ¿Cuál de estos dos proyectos prefieres, C o D? ¿Qué características le gustan o no le gustan? (por favor ingresa al chat)





# Look & Feel #3

- **Poll Question 5:** Which of these two projects do you prefer, E or F? What features do you like or dislike? (write in the chat)
- **Pregunta de la encuesta 5:** ¿Cuál de estos dos proyectos prefieres, E o F? ¿Qué características le gustan o no le gustan? (por favor ingresa al chat)



# Poll Question 6

**Which of the following features do you think are most important to include in this project? (choose all that apply):**

- a. Outdoor lighting
- b. Secure entry to units
- c. Accessibility options
- d. Storage for bikes and more
- e. Other: (write in chat)

**¿Cuál de las siguientes características cree que es más importante incluir en el proyecto? (elija todo lo que corresponda):**

- a. Iluminación exterior
- b. Entrada segura a las unidades
- c. Opciones de accesibilidad
- d. Almacenamiento para bicicletas y más
- e. Otro: (escribir en el chat)



# Discussion: Outdoor Amenities

- Which of these outdoor amenity spaces appeal to you? ¿Cuál de estos espacios de servicios al aire libre le atrae?
- What do you like or dislike about them? ¿Qué te gusta o no te gusta de ellos?
- How would you recommend they be improved? ¿Cómo recomendaría que se mejoraran?



# Poll Question 7

**What type of outdoor space options would you prioritize in this project? (choose up to 4)**

- a. Benches
- b. Playground
- c. Bike racks
- d. BBQ/Picnic area
- e. Native landscaping
- f. Dog area
- g. Fitness stations
- h. Meditation labyrinth
- i. Community garden
- j. Open green space

**¿Qué tipo de opciones de espacio de espacio exterior priorizarías en este proyecto? (Elige hasta 4)**

- a. Bancos
- b. Patio de juegos
- c. Portabicicletas
- d. Área de barbacoa/pícnic
- e. Paisajismo nativo
- f. Área para perros
- g. Estaciones de fitness
- h. Laberinto de meditación
- i. Jardín comunitario
- j. Espacio verde abierto

# Thank You!

- Visit our website to stay up-to-date with our progress or provide feedback:  
[www.eurekahumboldt.org/repositioning](http://www.eurekahumboldt.org/repositioning)
- Join our email list by sending an email to:  
[repositioning@eurekahumboldt.org](mailto:repositioning@eurekahumboldt.org)
- **Thank you for participating!**

