



A Discussion with the Housing Authority: Plans to Upgrade Our Property on C & Clark Streets

April 17, 2024

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Interactive Zoom Features

- **Start Video/Stop Video:** You have the option to turn on or turn off your camera on Zoom by selecting Start Video or Stop Video.
- **Polls:** We will ask questions to get your feedback using the Zoom Polls feature.
- **Chat:** You can ask questions or share details about your responses in the Zoom Chat so we can learn more about your thoughts and perspectives.
- **Reactions:** You can select Reactions on Zoom, and then select Raise Hand if you want to ask a question.
- **Mute/Unmute:** You can speak during the discussion or question and answer portions on Zoom by selecting Unmute. Please remember to Mute yourself once you've finished speaking.

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

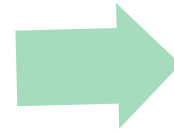
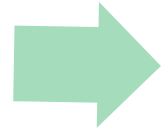


Reinvest: build new housing



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



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



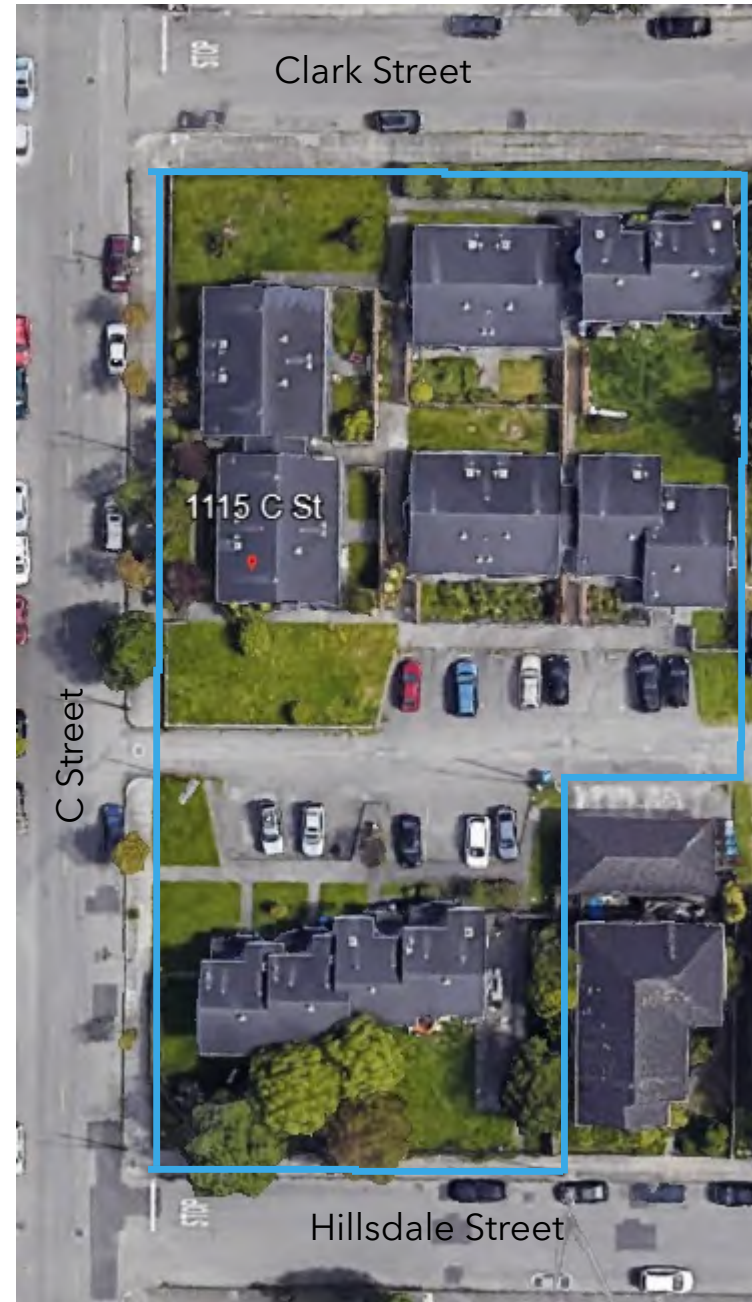
About the Housing Authority

- Established in 1949 to develop, own, and manage low-income, affordable housing in Eureka
- Owns and manages 270 units across Eureka
- Works seamlessly with Housing Authority of the County of Humboldt, which manages HUD funded voucher assistance programs in Humboldt County
- Will continue to serve as property manager and will remain a part of the ownership after repositioning is complete.



Housing Authority of the City of Eureka:

“Blue Phase”
1115 C Street



**Current
Conditions:
View from
Clark Street
(Looking south)**





**Current Conditions:
View from C & Clark (Looking southeast)**



**Current Conditions:
View from C Street (Looking east)**



**Current Conditions:
View from alley (Looking north)**



**Current Conditions:
View from alley (Looking north)**



**Current Conditions:
View from alley (Looking south)**



**Current Conditions:
View from Hillsdale Street (Looking north)**

Blue Phase Timeline

1115 C Street

Milestone	Expected Completion
LIHTC Award	Q1 2025
Zoning	Q1 2025
Submission for Building Permits	Q2 2025
Closing	Q3 2025
Relocation	Q3 2025
Construction Complete	Q1 2027
Lease up Complete	Q2 2027

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

Blue Phase New Unit Configuration

- 100% Affordable rentals
- Senior development (62+ years)
- Increased accessibility features
- 44 1-bedroom units north of alley

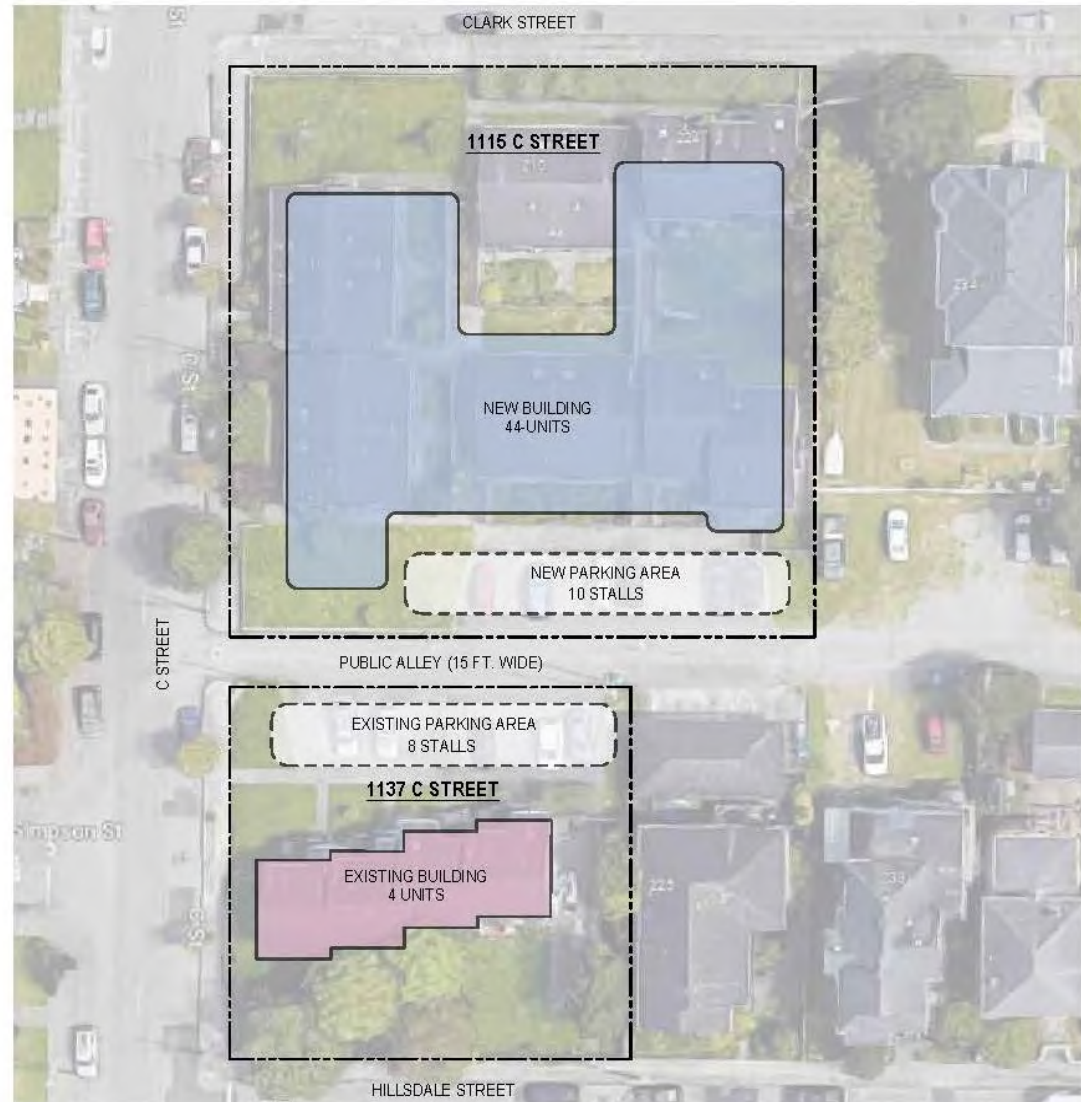
Amenities

- Lobby and community gathering space
- Community green space
- Mail/package room
- Laundry room
- Secure access
- Accessible units and building features (mobility and adaptability)
- Management office
- Short-term and long-term parking for bikes/scooters

Option 1 for south of alley:

Leave "As-Is" for now
(Potential to increase density in future)

	Units	Parking
North of Alley (New Building)	44	10
South of Alley (Leave "As-Is")	4	8
Total	48	18

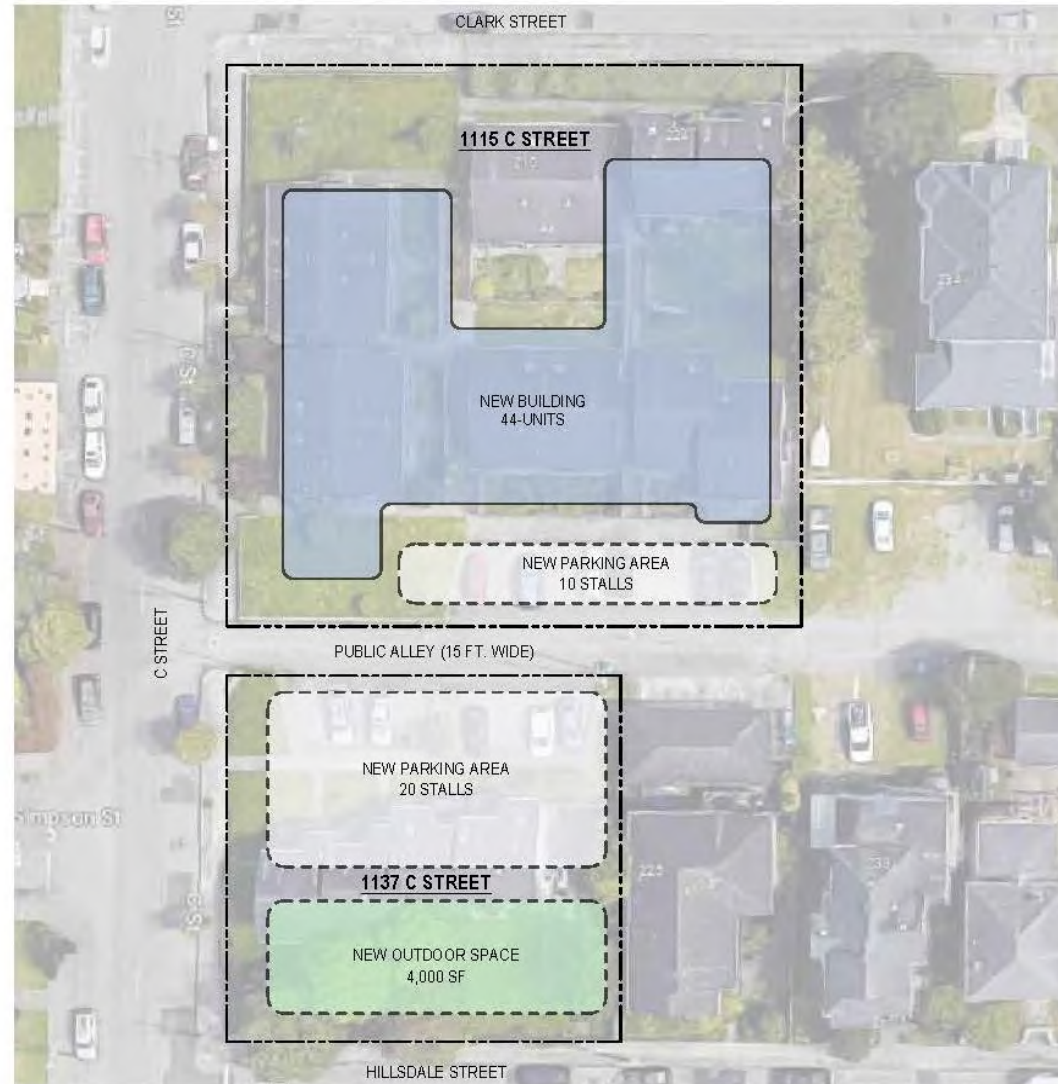


Option 2 for south of alley:

Remove existing units

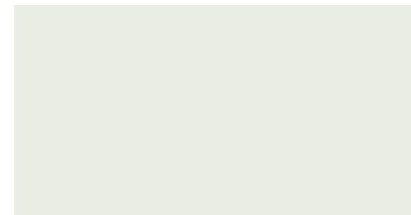
Increase parking and open space for tenants of new project

	Units	Parking
North of Alley (New Building)	44	10
South of Alley (New parking and open space)	0	20
Total	44	30



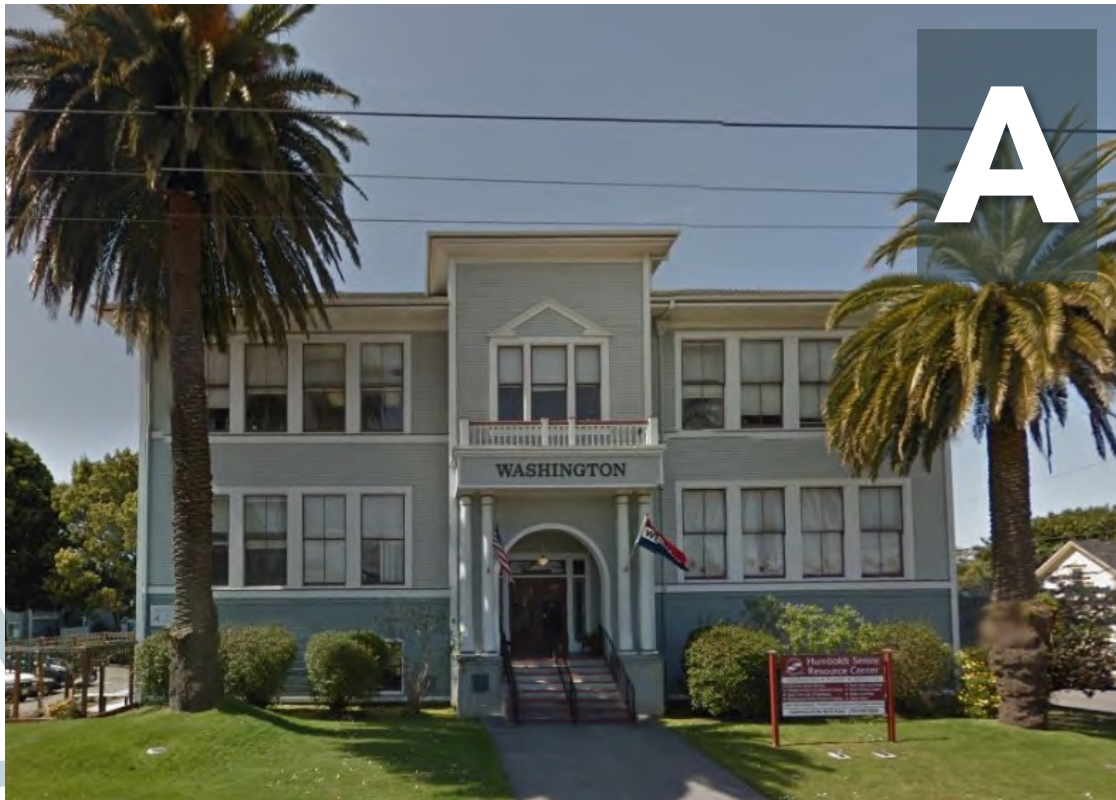
Request for Feedback

- 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.



Matching Scale of Neighborhood Corner Lots

- **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)



A

1910 California Street - .5 miles from site



B

1140 E Street - .2 miles from site

Matching Scale of Neighborhood Corner Lots

- **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)



1301 California Street - .5 miles from site



128 D Street – 0.6 miles from site

Look & Feel

- **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. BBQ/Picnic area
- c. Native landscaping
- d. Dog area
- e. Community garden
- f. Open green space

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

- a. Bancos
- b. Área de barbacoa/pícnic
- c. Paisajismo nativo
- d. Área para perros
- e. Jardín comunitario
- f. Espacio verde abierto

Follow our Progress!

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

