

Resident Meeting

Thursday, May 16, 2024

9:00 a.m. – 10:00 a.m. via Zoom

Attendance

Cheryl Churchill, Executive Director

Heather Humphreys, Executive Assistant

R. Cook, tenant

D. Mack, tenant

K. Gordon, tenant

C. Bareilles, tenant

J. Jameson, community member

I. Introduction

- Cheryl Churchill, Executive Director with the Housing Authorities of the City of Eureka and the County of Humboldt.
- Here to discuss repositioning plans and share updates on the sites we've been working on.

II. Group agreements and expectations:

- Participate with intention.
- Appreciate the diversity of perspectives.
- Maintain a respectful space.

III. Repositioning background

- Desire to bring more housing and better housing to Eureka.
- The level of funding that's being provided is not sustainable for the repair needs of the units.
- There's not enough affordable housing in Eureka.
- Repositioning means we would be converting from public housing to section 8 subsidy.
- That could be on newly developed units or on existing units.
- It doesn't mean going out to private landlords like you would think of with the section 8 program, but it means that we would attach vouchers to our units.
- Rehabilitate = upgrading our existing housing.
- Reinvest or redevelop = tearing down the existing units and building back new and more units.
- Currently we have 195 public housing units; our projected total when we finish with redevelopment/repositioning/rehabilitating is to have 350 section 8 subsidized units.

IV. Timing

- Planning - the first step, which we're already working on; we'll be working on planning over and over for about the next decade.
- Pre-development - involves acquiring funding, getting city permitting and approvals, securing materials, labor, and contractors to actually do the work.
- Development - construction
- This is a repeating process/timeline for each one of our sites.

V. Development Team Introductions

- Brinshore - has offices around the country, has been around for about 30 years and they've built over 10,000 units in various communities. They've worked with several housing authorities on redeveloping their portfolios and on doing repositioning so they're very familiar with the HUD world and how to do what needs to be done. They bring a great amount of expertise that's been really helpful as we start working on these projects.
- Operative Office - They work very closely with Brinshore and are the California side of the development team. They specialize in community-based development and affordable housing in California. They have a lot of enthusiasm for this project and are really excited to be partnered with us.
- Housing Authority - We've been around since 1949, and the voucher program in the Housing Authority of the County of Humboldt has been around since the early seventies. We are 2 housing authorities that work seamlessly together. The Housing Authority of the City of Eureka owns and manages what's currently 270 units around Eureka but will hopefully be many more than that once we get through this process. The Housing Authority of the County of Humboldt administers HUD's voucher programs (section 8). It's important to note that the Housing Authority of the City of Eureka will continue to serve as the property manager and remain as part of the ownership after repositioning is complete, so tenants should always be able to come to us with any questions or concerns.

VI. Updates - Hiler Street and C and Clark site

- Hiler Street aka "Green Phase"
 - All along Hiler Street between Everding and Burrill, the current park site and 3 buildings (2 duplexes and one fourplex); a total of 8 units.
 - Start with this site because we have a lot of underutilized land there; remove 8 units and bring back 44; which should hopefully allow us to move on to other phases and move people into new buildings as we continue the process of redeveloping our existing units.
 - The new design keeps the idea of looking like individual houses, but it's actually 44 apartment units developed as clusters of 8 units, with 4 units downstairs and 4 units upstairs; this design was approved by the city's design review last week.
 - Secure entries into each of these clusters of 8 throughout the whole property.
 - Roof has solar panels that's required for all multifamily housing in California, project will be net zero.
 - Next step is applying for tax credits with the state for financing; hoping for an award in the 3rd quarter this year.
 - Construction phase would be about 18+ months and then bringing the original 8 households back if they want; leasing towards the end of 2026 and then utilizing the other 36 units to move current tenants from the next phase so we can continue this iterative process of redevelopment.
 - Unit configuration for the green phase is 100% affordable, meaning up to 80% of the area median income.
 - This will be a family development, which means there's no age restrictions.
 - Existing makeup is 8 units (four 1-bedrooms, two 2-bedrooms and two 3-bedrooms)
 - Proposed unit structure is twenty 1-bedrooms, twelve 2-bedrooms and twelve 3-bedrooms.
 - Amenities on the property include a management office, community park/green space in front and at the back of the property, indoor mail and package room,

shared laundry room, secure access to all units with both locked street access to get into the building and indoor locked access to individual apartments, mobility and accessibility units.

- Ground floor will have accessible units, meaning for any hearing or sight impairment or other disability, there will be wheelchair access and several accessible units.
- Bike Parking - 8 short-term bicycle parking spaces and 15 long-term bicycle parking spaces in the back of the building with secure lockers.
- Vehicle parking - 28 off-street parking spaces with some designated handicap units.
- Existing on street parking is 30 spaces, for a total of 58 parking spaces for these 44 units.
- C & Clark Street, aka “Blue Phase”
 - This project is on C Street, bordered by Clark Street and Hillsdale Street
 - The timeline for this one is about 3 to 6 months behind Green Phase
 - Anticipating a tax credit award at the beginning of 2025, followed by the same process of working on zoning, permitting, financing, tenant relocation, construction, and expecting construction to be completed around the 1st quarter of 2027 and leasing up in the second quarter of 2027.
 - The unit configuration will be 100% affordable.
 - This one is a senior development for tenants 62 and older.
 - There will be elevators.
 - 44 one-bedroom units on the north side of the alley.
 - Amenities include lobby space, community gathering space, community green space, internal mail room, shared laundry room, secure access, greater mobility and accessibility features,
 - Short-term and long-term parking for bikes and scooters
- We are working on a master plan for our main site, which is the site surrounded by Harris, Prospect, Burrill and Elizabeth Streets (8.61 acres total) around our office.

VII. Relocation

- Relocation happens on a nondiscriminatory basis, which means you get help no matter what any of your protected classes are.
- We want to get you into a situation that is basically equivalent to what you have now.
- You will be offered comparable housing, which might mean in another public housing unit that we already own and manage, or it might mean you get a voucher and we help you locate housing, in Eureka. But the idea is that you would be relocated to a unit and an area that's generally equivalent to where you live now.
- For anyone with disabilities, comparable housing should include similar accommodations; if it's a housing authority unit, we would relocate you to one that's accessible or that we can easily modify, and it's in the private rental market with a private landlord where you're using a voucher, we would work with the landlord to see if they can get necessary accommodations installed, and if not, we'd look for a unit where that either exists or where the landlord can add necessary accommodations.
- For private/market rentals tenants would receive a section 8 voucher, which in this case we call it tenant protection voucher, to secure a private rental.
- Relocation assistance will be provided.
- Any eligible resident who gets relocated would have the first right to return.
- Residents will receive at least 90-day notice before having to move and we will work with them through those 90 days to get that done and help as much as possible.

VIII. QUESTIONS

1. Do tenants have to move back to the new unit?

No. If we transfer you to one of our other units and you find that you're happy in your new neighborhood and don't want to move, that's perfectly fine. Tenants do have first right to return, so for example with green phase, from those 8 units that we're starting with, the same 8 households, assuming they remain eligible, would have the first right to return to the new, completed project.

2. Do you know what's happening with the Summer and Buhne site?

Summer and Buhne is a site we haven't started discussing yet, so we don't know for that site, when we get to it, whether it will be a redevelopment site where we tear down the existing buildings and rebuild or if it would be a rehab site where we just make improvements. We know there are improvements that need to be made, but we could also make that a denser site by redeveloping it.

3. Will the 2-bedroom apartments be a single floor?

The designs that we're working on right now are all single floor apartments or "flats". We don't have any townhouses planned in the first 2 phases that we're working on. Our senior building will have elevators, as it's a 3-story complex, but each unit would be on a single story. Green phase consists of 2-story buildings, but each apartment would only be one floor. Green phase has four units on the bottom and four on the top for each of those clusters of eight units.

4. For a 2-bedroom, how many square feet?

They are comparable to the size of a 2-bedroom that exists currently.

5. For handicap units, will the access and doorways be handicap accessible for wheelchairs?

Yes, in our accessibility units, you would see wider hallways, wider doorways, larger space in the bathroom to accommodate a wheelchair, perhaps lower countertops in the kitchen or other things of that nature.

6. Is there any designated Handicap parking?

Yes, we will definitely have a certain number of spots designated for handicap parking and those should be closer to the entrances of the building.

7. Any blue curbs going on the street or no?

That is something we would work with the city on. We have planned 28 off-street parking spaces there and a certain number of those would be designated handicap parking spaces, as close to building entrances as possible. On Hiler Street there will be parking as well as parking spots on both Everting and Burrill. Curb painting is not something that we've talked about yet, but we'll make note of that question.

8. What about 131 West Del Norte?

131 West Del Norte is actually one of our newer developments, as it was the last public housing development that was constructed in Eureka, built in the early eighties. We're starting with our oldest developments first, the buildings that are 70 years old. At 70 years

old, some units are almost twice as old as those at West Del Norte. We really want to address the older buildings first because they have the largest need.

131 West Del Norte has 19 units right now in those 2 buildings and it's not a site that's slated for redevelopment. In our master repositioning plan, our intent with that site is to rehabilitate it, meaning we would make improvements that make it more efficient, update wiring, finish updating any windows and doors that haven't been replaced, replace the siding, improve railings and stairways, etc. Currently that site is planned for rehabilitation, not redevelopment, and even that would be several years down the road.

IX. Wrap up

- Upcoming meetings
 - Tuesday, May 21, 2024, via Zoom, 4:00 p.m. to 5:00 p.m..
 - Wednesday, May 29, 2024 in person, 11:00 a.m. to 12:00 noon; please RSVP to Heather at heatherh@eurekaumboldtha.org
- Check out our website at <https://eurekaumboldtha.org/repositioning/> for upcoming events; see the Repositioning tab with FAQs, past recordings, meeting notes, and detailed Repositioning plans.