

Resident Meeting

Tuesday, May 21, 2024

4:00 p.m. – 5:00 p.m. via Zoom

Attendance

Cheryl Churchill, Executive Director

Heather Humphreys, Executive Assistant

C. La Fleur, tenant

J. Ross, tenant

C. Telnes, tenant

N. Weitzel, tenant

H. Colina, tenant

A. Beck, tenant

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

- a. Public housing has been waning in support since the mid-seventies when housing subsidies shifted from support of public housing to voucher programs
- b. Further funding cuts in the eighties
- c. 1990's brought about new housing programs.
- d. 2018 HUD introduced repositioning, encouraging a list of options for housing authorities
- e. Currently 195 public housing units, goal with repositioning is 350 units through a combination of redevelopment and rehabilitation.

IV. Timeline

- a. next 10 years.
- b. planning phase = outreach, working with the city, working with our developers
- c. pre-development = acquiring funding, getting permits, lining up contractors, etc.
- d. development = construction phase
- e. With 12 sites in the public housing portfolio, this will be a repeated process

V. Development Team

- a. Brinshore
- b. Operative Office
- c. Housing Authority

VI. Current Plans – Hiler Street and C & Clark Site

- a. Hiler Street aka “Green Phase”
 - i. Starting with Green Phase because it will remove the least number of units (8) and maximize the units brought back (44)
 - ii. Want to minimize the upheaval for our tenants
 - iii. will build in capacity to move people for other phases of our repositioning.
 - iv. Master planning is in process, and it will likely be 6 to 8 different phases for this main site.
 - v. Design went before design review committee for the city of Eureka last month and got approved
 - vi. Amenities include a management office; fenced park/green area; community laundry room; net zero, high energy efficiency units/building; parking on both sides of the project; entrances from the front and the back.
 - vii. Each entrance goes into a cluster of 8 units, 4 on the bottom floor and 4 on the top floor
 - viii. Double security - locked entrance from the street or from the parking lot and then front door (internal entry) is secure.
 - ix. Mobility/accessibility units
 - x. Bicycle parking includes 8 short-term parking spaces that's in the entry by the office, and 15 long-term locking storage spaces in the back of the development.
 - xi. 28 off-street parking spaces for cars in addition to 30 on-street parking spaces.
 - xii. Timeline & Unit Configuration
 1. LIHTC tax credit application and award planned for Q3 of this year.
 2. 1st quarter of 2025 start the tenant relocation process
 3. Construction expected to be complete about the 3rd quarter of 2026
 4. leasing up at the end of 2026.
 5. general timeline on any given project is about 2 years.
 6. 100 % affordable units
 7. family development, no age restrictions
 8. 1 bedrooms – increase from 4 to 8 units
 9. 2 bedrooms – increase from 2 to 12 units
 10. 3 bedrooms – increase from 2 units to 12
- b. C & Clark Street aka “Blue Phase”
 - i. Currently some one-story buildings and some 2-story townhouse style units
 - ii. Timeline & Unit Configuration
 1. Application for tax credits and award in the 1st quarter of 2025; then follow similar timeline as Green Phase
 2. Construction completion and lease up in early 2027
 3. 100% affordable rentals
 4. Senior development (62 years and older)
 5. increased accessibility features in the units
 6. 44 one-bedroom units on the north side of the alley.
 - iii. Amenities include lobby space; community gathering space; green space outdoors; indoor mail and package room; laundry room; secure access; increased accessible units; management office; short term and long-term parking for bikes or scooters.

VII. Relocation

- a. Relocation is done on a nondiscriminatory basis as is everything we do.
- b. When you need to move, you would be offered comparable housing.

- c. First plan is that we would be able to transfer our tenants to one of our other public housing units.
- d. Secondary plan is to move to another unit that meets housing quality standards using a tenant protection voucher for assistance.
- e. For anyone with disabilities, comparable housing should include similar accommodations.
- f. Relocation assistance will be provided for tenants.
- g. Any eligible resident who's been relocated would have the first right to return to the new property.
- h. Residents would receive at least 90 days' notice of any required move.

VIII. Questions

1. **Should I apply for Section 8 now? I know the wait list time can be long.**

You do not need to apply for Section 8. All our wait lists are open, so, anybody is welcome to apply for voucher assistance at any time. A lot of people who are in public housing are on our section 8 wait list to give them more choice to live anywhere in Humboldt County. For some people, public housing is just where they plant themselves, while they're waiting for that section 8 voucher, as it can take time to come up on the waiting list for the vouchers. For repositioning, the process is different because for anybody that we need to move out of public housing for redevelopment, they are eligible for a voucher if they're not over income, which is the majority of our public housing residents. So you don't need to apply now; the tenant protection vouchers are a separate, new allocation of vouchers that HUD will give to us. If you want to prepare now and be able to get a voucher and find a place on your own timing/terms, and not under pressure of 90 days or whatever it would be, then you're welcome to apply now and get on the wait list. But the short answer is you don't need to be on the wait list now to get a voucher when it comes time to transfer.

2. **Who do we talk to about disability requirements because mine are different than most. I have a very poor immune system and being around a lot of people sharing a washer and dryer is not a good idea. So who do I talk to about this and the current challenges I'm dealing with right now, before we have to deal with a move situation.**

There are a couple of different parts there. So one is the current situation. If there's anything that we can feasibly address, you can submit a reasonable accommodation request to our 504 coordinator. You can complete a reasonable accommodation form, or you can write a letter or even make a phone call and say that you want to request a reasonable accommodation. For some people that means moving to a unit that has better access for them and whatever their physical needs are. Sometimes that can be a wait because it requires that we have a unit come open that we can move you to. There are other accommodations like showers or maybe a modified toilet or counter heights, that type of thing, that we can do. I would suggest to anybody who has a challenge in their current unit to just write us a letter. Our staff can discern when a request is for a reasonable accommodation, and that would trigger the process. Basically what we ask is for you to describe the need and provide the contact information for who can verify that need, usually a doctor or other provider that you've worked with. Don't let concerns about us tearing down the building stop you from putting in that request. If it's something that you're having to deal with on a daily basis and you're experiencing pain from your unit not being configured properly for you, put in a request. For the senior development, there would be more accessibility features in all of the units. As people move in, if there are things that don't work properly for them, then they would go through the same process of submitting a reasonable combination request at that time. You

can submit a request at any time; if you haven't put in a request before, I definitely encourage you to do that now if you have a need.

3. **I have two questions/concerns that I can see. One, you showed us pictures of the play area, in the first set of construction that will be done. Will there be other play areas in the other section(s)?**

That would be the main play area right now intended to be for residents of Green Phase. There will also be some green space at the back of the building; it may have a couple benches back there but not necessarily like the playground structure. That's what we have planned for this first phase of redevelopment. But then looking across the street, the other side will be a couple more phases and on that side because it is a bigger parcel, that's where we are looking at bringing a larger community space, likely a combination of indoor community space and outdoor space.

4. **My other thing was smoking areas. Where I live, there is a lot of green space and there are times when there's a lot of cigarette smoke in my house. It is something that has been talked about, but with less green space and people being closer to the units, what will you do? What about smoking space?**

For several years we've had a smoke-free policy, and we request that people go at least 30 feet away from the units for smoking. We understand what you're saying, that not everybody does that, although we do have many tenants who are very respectful of the policy and will go take a walk around the block or even sit in their vehicle when they're smoking. So this is a combination of design and enforcement. The new units will have constant air circulation going throughout the units and buildings. So hopefully that will help with a little bit of the issue that you're having. They will also likely have ceiling fans in each of the units. The second part of that was enforcement and if it's an issue for you where you're at, the only way we know is if our tenants report it. So if you are having an issue with smoke coming from another tenant's unit, be sure to call us and let our community liaison know, and you can call our main office and reach her at extension 211.

5. **What about 510 West Harris, can you give me quick information on that property?**

We don't have anything planned for 510 West Harris at this point. And with the 5 units that are there, it's currently at capacity for what is zoned, meaning unless we are adding any density bonuses, there would be no reason to tear it down and add back there. If anything, we may rehab that site eventually. So if you're at 510 West Harris, it would be a while if we do anything there.

6. **Are there any plans for 514 West Del Norte?**

At Albee and West Del Norte, we also don't have plans to redevelop it. We would definitely look at that site for rehabilitating, meaning doing upgrades there, but that would certainly be a way down the road. In fact, at that site, we've really tried to upgrade the units as people move out and we turn those units over.

7. **What are the plans for Prospect Street?**

Prospect is in the larger master plan for this main site. If you're on Prospect, it would definitely be further down the road in our redevelopment plans, so no worries about anything right now. You're definitely not going to be first up to relocate.

8. Are we supposed to be searching for other housing options or will units be available to transfer to?

The first phase involves relocating 8 households. Our hope is that we'll be able to relocate those people to units that have turned over and opened up. If we can't relocate them within our public housing, those folks would be issued vouchers and then we'd help them find housing using the voucher. When we bring back 44 units at that site, that opens up new units for the next phase to move into, so people may be able to just stay with us and our housing throughout. We can't guarantee it will work that way for everyone, so we do have a relocation consultant we're working with to figure out budgeted costs for assistance and who we would contract with to help get you moved and then finding available units and all that if you need or want to take that voucher to move into a private rental. You do not need to be searching for other housing units right now. When the time comes, I imagine at least half a year before you need to move, we'll be talking with you about what your needs are and making plans.

IX. Wrap-up

- a. Check out our website <https://eurekaumboldttha.org/repositioning/>
- b. All of our past meeting flyers are posted
- c. FAQs are also posted
- d. Notes from each of the meetings get posted
- e. Call us with specific questions