



A Discussion with the Housing Authority: Repositioning Plans Update

May 29, 2024



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.
- **Chat:** You can ask questions or share thoughts in the Zoom Chat.
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- **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



11:00AM to 11:10AM | **Welcome and Agenda Review**



11:10AM to 11:20AM | **Repositioning Background**



11:20AM to 11:35AM | **Development Team & Work in Process**



11:35AM to 11:45AM | **Relocation Discussion**



11:45AM to 12:00noon | **Q & A and Next Steps**



Repositioning Background





Why do we need “Repositioning”?



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

Our Redevelopment Team



About Brinshore

Who they are:

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

What they 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.





Phases Currently in Planning Stages



Hiler Street



C & Clark Street

Housing Authority of the City of Eureka *Green Phase*



How does Green Phase fit into the larger plan?



**Current
Conditions:
View from
Everding Street,
looking south**





**Current Conditions:
View from Hiler Street, looking west**



Green Phase Design





Green Phase Design



View from south end of Hiler

View from corner of Hiler & Everding





Green Phase Design



Project Design Overview





Green Phase Timeline

(Park + 8 units)


Milestone	Expected Completion
LIHTC Award (tax credit financing)	Q3 2024
Zoning (City of Eureka)	Q3 2024
Submission for Building Permits	Q4 2024
Finance closing	Q1 2025
Tenant Relocation (90+ days)	Q1 2025
Construction Complete (~18 months)	Q3 2026
Lease up Complete	Q4 2026



Green Phase Unit Configuration

- 100% Affordable rentals
- Family development (no age restrictions)

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

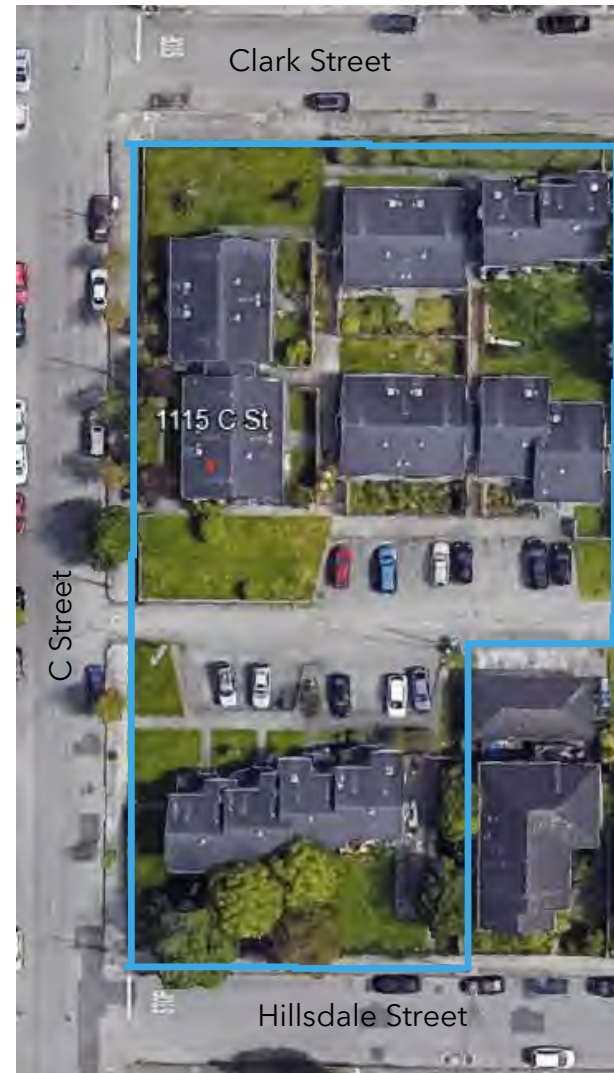
- Bikes
 - 8 short-term parking spaces
 - 15 long-term parking spaces
- Vehicles*
 - 28 off-street parking spaces (car)

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

Housing Authority of the City of Eureka:

“Blue Phase”

1115 C Street





**C & Clark Street Property
View from corner of C & Clark, looking south-east**



**C & Clark Street
View from alley, 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



Blue Phase New Unit Configuration

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



Slide 28

GUO note that we received feedback on Green phase that folks are interested in a 100% accessible senior project at higher density

separate from family development
close to bus routes and services

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Blue Phase 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





Things to remember

- Only two phases are currently in process
 - Hiler Street (aka “Green Phase”)
 - C & Clark Street (aka “Blue Phase”)
- Development takes time!
 - Working on a master plan for main site (Harris, Prospect, Burrill, Elizabeth)
 - Intent is to reposition ALL sites eventually

No matter where you live, you will be given plenty of notice before anything happens!



Relocation





Relocation on a nondiscriminatory basis

- You will be offered comparable housing
- Transfer unit will meet HQS (Housing Quality Standards)
- Relocation unit will be in an area generally equivalent to the area in which you currently live
- Housing will be offered without regard to any protected classes
- For anyone with disabilities, comparable housing should include similar accommodations





Relocation assistance

- Relocation assistance will include:
 - Transfer to another Public Housing unit, if available and desired
 - 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

We will work with you and help as much as possible!





Open time for Q&A





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!**

