



HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT



735 WEST EVERDING STREET, EUREKA CA 95503
PHONE: (707) 443-4583 FAX: (707) 443-4762 TTY: (800) 651-5111
WWW.EUREKAHUMBOLDTHA.ORG

PUBLIC HOUSING PROGRAM RESIDENT INFORMATION NOTICE

You are invited to a resident meeting to talk about the Housing Authority of the City of Eureka's (HACE's) plans to convert Eureka's Public Housing from the public housing program to Section 8 rental assistance under HUD's Section 18 program. We have scheduled two meetings to give you multiple opportunities to attend, learn about our plans, and ask questions.

The meeting information is:

Thursday, May 16, 2024 9:00 a.m. – 10:00 a.m.
Zoom meeting ID: 830 3554 5816

Tuesday, May 21, 2024 4:00 p.m. – 5:00 p.m.
Zoom meeting ID: 892 8109 0265

Section 18 Conversion is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under Section 18, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract. The Section 8 program would make it easier for us to access money to repair and improve the property, either now or in the future.

This letter describes your rights under the proposed conversion and explains how a conversion might affect you.

Your Right to Information

With this letter we have included Frequently Asked Questions, which is a list of the most commonly asked questions we've received about repositioning. At the meeting, we will describe the repositioning plans and our current ideas in more detail. We will have a follow-up meeting to provide more information and answer any questions that have come up for you on **Wednesday, May 29th, 11:00 a.m.** at the Housing Authority Office conference room at 735 West Everding Street. Please email Heather Humphreys at heatherh@eurekahumboldtha.org or call Heather at 707.443.4583 x219 if you plan to be in attendance at this in-person meeting. After we submit an application to HUD and once our plans are accepted, we will have at least two (2) additional meetings with you about our plans. You have the right to hear about any major changes in the plans for the project, and we will invite you to additional meetings if key



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features of the plans change. You also have a right to organize and to form a resident council to serve as your voice and to help you become well informed about the repositioning plans.

Your Right to Rental Assistance

Our decision to participate in a Section 18 conversion does not affect your rental assistance eligibility. You are not subject to new eligibility screening. If we satisfy all HUD requirements and the existing or redeveloped property is placed under a Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease and remain eligible for assistance (i.e. remain within income limits). **In most cases, your rent will not change significantly with the conversion from public housing to Section 8 subsidy.** In the rare event that your rent calculation would change (most commonly, when you are paying a public housing “flat rent”), the increase would be phased in over time if the increase is more than 10%.

Your Right to Relocation Assistance

In some situations, we may need to relocate you from your unit temporarily in order to complete unit rehabilitations or do construction. Since we are at the beginning of the planning process for the conversion, we don’t yet know when or if every tenant will need to move. **You do not need to move now.**

If we require you to move, you are entitled to certain relocation protections, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections depend on the situation, but may include advisory services, moving assistance, payments, and other assistance.

Your Right to Return

If you need to move temporarily for repairs or construction, you have a right to return to an assisted unit or location once any construction work is done. However, we may need to move you during construction and your post-construction home may be a different unit than your current home.

You get to return to a Section 8 unit unless **you choose** to move somewhere else. If you believe the plans prevent you from exercising your right to return, you have the right to object to the plans. Program rules require us to make sure that anyone who wants to return has the opportunity to do so.

Don’t Put Your Rights at Risk!

You are always welcome to move based on your household’s needs and personal goals. However, if our repositioning plans will require relocation and you choose to move from the



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property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance.

The conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the planned conversion, please contact Housing Advocate Mande McCullough at mandeem@eurekahumboldt.org or 707.443.4583 x231, who will assist you. If you need to appeal a decision made by us, or if you think your rights aren't being protected, you may contact the San Francisco Regional Office of FHEO at 800.347.3739.

Because we are still fairly early in the process, some of the plans for the public housing conversion are likely to change, especially for phases planned for later dates. We have held several meetings, and we will continue to hold resident meetings to share our current ideas and keep you informed about major changes to these ideas as we further develop our plans. You should also share with us any information you have on repairs that need to be made, since you know the property best. We will give that information to the people who are helping us figure out what work needs to be done at each property.

We hope this letter gives you useful information about your rights. Please read the attached Frequently Asked Questions sheet which may help you understand our repositioning plans better. We encourage you to come to the resident meetings to learn more and to ask questions about how the public housing conversion may impact your property and you.

Sincerely,

Housing Authority of the City of Eureka



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Housing Authority of the City of Eureka

Reinvesting in our commitment to affordable housing

Repositioning Plan: Frequently Asked Questions

1. I've heard the words redevelopment, repositioning, and reinvesting mentioned related to Public Housing. What does this mean?
 - a. "Repositioning" refers to converting from traditional, Public Housing funding to newer sources of funding, such as Section 8 Voucher funding to provide affordable housing. This allows the Housing Authority to have access to more money to provide affordable housing.
 - b. "Redeveloping" refers to demolishing old/existing buildings and building new ones in order to add more units or upgrade existing units. This is planned to occur for 3-4 of the properties, which are listed in the chart below.
 - c. "Reinvesting" refers to investing in the Housing Authority's properties, or putting money into them, to build more housing for our community.

2. How will this affect my current housing? Do I need to move?
 - a. You do not need to move yet. Some locations will be redeveloped (demolition and new construction) whereas others will be rehabilitated (improved and restored). Either way, you will likely need to move eventually, and this will be done with frequent communication and support from the Housing Authority. All qualified households will be eligible for moving and rental assistance while they are displaced, and we will work closely with you to ensure this process occurs smoothly. Current residents will have the right to return to rehabilitated or new units.

3. Which properties will be redeveloped? Which properties will be rehabilitated?
 - a. The chart below shows the current intention for our various sites:

Property	Action
Units bordered by Harris, Elizabeth, Burrill, and Prospect Streets (includes Hiler and Everding)	Redevelop
C & Clark Streets	Redevelop
Spring & Garland Streets	Redevelop
Buhne, Summer, & Union Streets	Redevelop or rehabilitate
2523 Albee	Rehabilitate
510 West Harris	Rehabilitate
131 West Del Norte	Rehabilitate
1830 Albee & 514 West Del Norte	Rehabilitate
1335 B Street	Rehabilitate
330 Grant Street	Rehabilitate
1645 C Street	Rehabilitate



4. How long is this going to take and when is it going to happen?
 - a. This will occur over several years and phases. Many factors, such as financing, availability of materials, labor, and temporary housing for relocation, will impact the timeline. While our goal is to get started as soon as possible, we are still in the early stages of the process. However, we are working diligently with our partners to finish this project as quickly as possible.
 - b. We will provide regular updates as we develop plans for the sites selected for the first phase of redevelopment (and subsequent phases, as we get to them) and discuss how that may impact your relocation date. Initial planning for each phase, such as coordinating design, financing, city approvals, and contractors, is expected to take up to two years. Demolition and new construction will not begin until all approvals have been obtained and federal affordable housing requirements have been met, such as providing proper notice to tenants and support for relocation needs for Public Housing households.

5. What is the plan for families who have to relocate?
 - a. The Housing Authority is working with a housing developer and a relocation expert to develop a Relocation Plan for tenants. Tenants will be notified months in advance before they are asked to relocate, and will have multiple opportunities to comment on the plan, discuss the plan, and ask questions. The Housing Authority plans to hold meetings with each household to discuss your individual concerns and needs. The Relocation Plan will include a reasonable amount of assistance to help you relocate, either to one of our other Public Housing units, if available, or to a private rental using a Tenant Protection Voucher for rental assistance (a Section 8 voucher).

6. Does more units mean smaller units?
 - a. No. New units will have a similar square footage as current units. The size of units will depend on architectural design, various building amenities that may be included (such as office space, community room, laundry, etc.), and any local requirements.

7. Will rent be raised because of these additions/improvements?
 - a. We are committed to keeping our housing affordable, and we plan to provide affordable rents using Section 8 Project-Based Vouchers. The voucher program calculates income, and therefore rent, the same way it is calculated for Public Housing. Rents are intended to be approximately 30% of adjusted gross income. If you are on income-based rent (not flat rents), you should expect no change or small changes to your rent.

8. How do we stay updated on what's happening?
 - a. The best way to stay up-to-date is to provide your current email address and phone number. If any of your contact information (phone, email address, emergency contact, etc.) has changed and you haven't updated it with us, please complete and submit a Notice of Change form at our office, or download and print the form from our website and return to the office, or email your caseworker Shawlyn with your updated information at shawlynb@eurekahumboldtha.org.

