



# HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT



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## AGENDA REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF EUREKA BOARD OF COMMISSIONERS

**Monday, March 16, 2026, 5:45 p.m.**

### LOCATION

Housing Authority of the City of Eureka  
735 W. Everding Street, Eureka CA

Portions of this meeting may be conducted by teleconferencing in accordance with Government Code Section 54953(b). Teleconference locations are as follows: 735 W. Everding St., Eureka CA. This location is accessible to the public, and members of the public may address the Housing Authority of the City of Eureka Board of Commissioners from any teleconference location.

### PUBLIC PARTICIPATION

Public access to this meeting is available at the location above.

Persons wishing to address the Board of Commissioners are asked to submit comments for the public speaking portion of the agenda as follows:

- Send an email with your comment(s) to [heatherh@eurekahumboldtha.org](mailto:heatherh@eurekahumboldtha.org) prior to the Board of Commissioners meeting; or
- Call and leave a message at (707) 443-4583 ext. 219; or
- Request to speak during Public Comment (agenda item 2), subject to applicable time limits.

When addressing the Board on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of five minutes per agenda item when the subject is before the Board.

1. Roll Call

2. Public Comment (Non-Agenda):

This time is reserved for members of the public to address the Committee relating to matters of the Housing Authority of the City of Eureka not on the agenda. No action may be taken on non-agenda items unless authorized by law. Comments will be limited to five minutes per person and twenty minutes in total.

3. Approve minutes of the Board of Commissioners meetings:

3a. Regular meeting, Tuesday, February 17, 2026

4. Bills and Communications:

4a. Tenant Newsletter "Housing Insider", issue January 2026



The Housing Authorities are Equal Housing Opportunity Organizations



5. Report of the Secretary:

The Report of the Secretary is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not separate items on the Board of Commissioners Agenda.

5a. Occupancy and Leasing Report

5b. HCV Utilization Reports

5c. Repositioning Updates

6. Reports of the Commissioners:

This time is reserved for Commissioners to share any relevant news or Housing related endeavors undertaken by Commissioners.

7. Unfinished Business: None

8. New Business:

8a. Annual Meeting and Election of Officers

Recommended Board Action: *Elect officers*

9. Closed Session – If needed.

10. Adjournment

Note: The next regularly scheduled meeting is April 13, 2026.

\* \* \* Note \* \* \*

Documents related to this agenda are available on-line at:

<https://eurekahumboldtha.org/governance/>

*Know Your Rights Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review.*

## MINUTES

### REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF EUREKA BOARD OF COMMISSIONERS MEETING

Tuesday, February 17, 2026, 5:45pm

Vice-Chairperson Konkler declared a quorum present and called the meeting to order at 5:50pm.

#### 1. Roll Call

Present: Vice Chairperson Konkler  
Commissioner Byers  
Commissioner Escarda  
Commissioner Maschke  
Absent: None  
Staff: Churchill, Wiesner  
Public: None

#### 2. Public Comment (Non-Agenda): None heard

#### 3. Approve minutes of the board of commissioners meeting held December 15, 2025.

Motion to approve the minutes of the December 15, 2025 regular meeting made by Commissioner Byers.

Second – Commissioner Escarda

Ayes: Byers, Escarda, Konkler, Maschke  
Nays: None  
Abstain: None  
Absent: Raymond, Serotta

Vice-Chairperson Konkler declared the motion carried to approve the minutes of the regular meeting held December 15, 2025.

#### 4. Bills and Communications: CTCAC 12/10/2025 Tax Credit Reservation Letter. Board members discussed contents of letter, confirming that the required deposit was paid.

#### 5. Report of the Secretary:

5a. Occupancy and Leasing Report  
Secretary Churchill updates the board on this report.

5b. HCV Utilization Reports  
Secretary Churchill updates the board and goes over key points of the report.

5c. Repositioning Updates

Secretary Churchill briefs the board on this report noting that the development team is finalizing scope of work for rehabilitation and is also preparing the next tax credit application.

6. Reports of the Commissioners: Commissioner Escarda shared an update about visiting a local hemp crete house and the potential it has to impact local housing and economy in a positive way. Vice-Chairperson Konkler shares that he will be going to the Nelrod PHA conference in Las Vegas, and looks forward to sharing back information afterward.

7. Unfinished Business: None.

8. New Business:

8a. Resolution 2033, Authorizing the Submission of Disposition Applications to the U.S. Department of Housing and Urban Development Special Applications Center of the Green, Blue, and Red Phase Rehabilitation and Redevelopment Projects.

Recommended Board Action: *Accept and Adopt for Approval*

### RESOLUTION 2033

#### **Resolution Authorizing the Submission of Disposition Applications to the U.S. Department of Housing and Urban Development Special Applications Center for the Green, Blue, and Red Phase Rehabilitation and Redevelopment Projects**

**WHEREAS**, the Board of Commissioners (the “Board”) of the Housing Authority of the City of Eureka (“HACE” or the “Authority”) has previously approved three resolutions authorizing the submission of Section 18 applications to the U.S. Department of Housing and Urban Development Special Applications Center (SAC) for HACE’s Green, Blue, and Red Phase (formerly "Master Plan") projects; specifically:

1. **HACE Resolution 1998** authorizing submission of a demolition and disposition application for the Green Phase project;
2. **HACE Resolution 1999** authorizing submission of a demolition application for the Master Plan project; and
3. **HACE Resolution 2000** authorizing submission of a demolition application for the Blue Phase project; and

**WHEREAS**, due to substantive changes in project financing, scope, and redevelopment strategy, the Green, Blue, and Red Phase (Master Plan) projects have been modified, necessitating updated Board approval; and

**WHEREAS**, the revised **Green Phase** project, located at or about 3230 Hiler Street in Eureka, CA, will now seek *disposition-only* approval from SAC; following disposition approval, HACE and its development partner intend to demolish the three buildings on-site, containing eight

existing public housing units, in order to redevelop the site with forty-three newly constructed affordable housing units and one manager's unit; and

**WHEREAS**, the revised **Blue Phase** project, located at or about 1115 C Street in Eureka, CA, will seek disposition approval from SAC; following disposition approval, HACE and its development partner intend to demolish six buildings on-site, containing twelve existing public housing units (216-224 Clark Street and 1109-1127 C Street), in order to redevelop the site with forty-three newly constructed affordable housing units and one manager's unit; additionally, one building at 1137 C Street, containing four public housing units, will undergo substantial rehabilitation; and further, a non-dwelling Boys & Girls Club building (3117 Prospect Avenue) and two non-dwelling police department units (3129 and 3135 Prospect Avenue) will be disposed of to enable redevelopment of a new community building; and

**WHEREAS**, the revised **Red Phase** (Master Plan) project, located at or about 3107 Prospect Avenue in Eureka, CA, will seek disposition approval from SAC; after disposition approval, HACE and its development partner intend to rehabilitate thirty-seven buildings containing ninety-seven dwelling units and one non-dwelling unit, with the non-dwelling unit to be converted back to a dwelling unit after rehabilitation; and

**WHEREAS**, through the Green, Blue, and Red Phase projects (collectively, the "Projects"), HACE and its development partner seek to leverage available resources to improve the quality of life for current HACE residents and expand affordable housing opportunities for the community; and

**WHEREAS**, the Projects are anticipated to create a net gain of sixty-seven affordable housing units in the community, including thirty-five units through the Green Phase, thirty-one units through the Blue Phase, and one unit through the Red Phase rehabilitation; and

**WHEREAS**, HACE has entered into an agreement with Brinshore Development ("Brinshore") to serve as the Authority's development partner for the Projects; and

**WHEREAS**, the Projects will be disposed of via ground leases to a development partnership, including HACE's nonprofit entity, enabling HACE to maintain long-term site control while accessing funding sources not available to traditional public housing, including low-income housing tax credits; and

**WHEREAS**, the Projects have been determined to meet HUD Special Applications Center Section 18 physical obsolescence justification criteria as determined by Physical Needs Assessments conducted at the properties; and

**WHEREAS**, the Board is asked to approve, in concept, the disposition plans for HACE's Green, Blue and Red Phase projects and to authorize the submittal of revised HUD Section 18

applications for the aforementioned projects, specifically HUD Forms 52860 and 52860-A along with required attachments; and

**WHEREAS**, the Authority and its relocation consultants have held numerous meetings with impacted residents of the Projects, and will continue to update residents and receive input relating to HACE’s repositioning plans; and

**WHEREAS**, the potential units to be identified as relocation resources will be decent, safe, and sanitary with rents no higher than those permitted by 24 CFR 970.21; and

**WHEREAS**, consultation regarding the proposed Projects has occurred with local government representatives, specifically Mayor Bergel’s office, which is supportive of the Projects; and

**WHEREAS**, HACE desires to assist Brinshore with the disposition and future rehabilitation and redevelopment of the Projects and, in furtherance thereof, seeks authorization to submit three HUD SAC Section 18 disposition applications pursuant to 24 CFR 970.17(c).

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Commisisoners of the Housing Authority of the City of Eureka as follows:

1. The Executive Director, or her designee, is hereby authorized to prepare, execute, and submit any and all applications, certifications, agreements, and other documents to the HUD Special Applications Center, including but not limited to HUD Section 18 disposition applications (HUD Forms 52860 and 52860-A), in connection with HACE’s Green, Blue, and Red Phase projects, and to take all actions deemed necessary and appropriate to carry out the intent of this Resolution.
2. The Resolution shall be in effect from and after the date of its adoption.

Motion to approve Resolution 2033 made by Commissioner Byers.

Second – Commissioner Escarda

Ayes: Byers, Escarda, Konkler, Maschke  
Nays: None  
Abstain: None  
Absent: Raymond, Serotta

Vice-Chairperson Konkler declared the motion carried to approve Resolution 2033.

8b-8f. Resolutions 2034-2038, Declaring Certain Property as Exempt Surplus Property  
Recommended Board Action: *Accept and Adopt for Approval*

**HOUSING AUTHORITY OF THE CITY OF EUREKA**

**RESOLUTION NO. 2034**

**A RESOLUTION DECLARING PROPERTY AT 3230-3254 HILER STREET AND  
658-664 BURRILL STREET AS EXEMPT SURPLUS PROPERTY FOR REDEVELOPMENT OF  
AFFORDABLE HOUSING**

**WHEREAS**, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number 009-073-001 (the "Property"); and

**WHEREAS**, the Property consists of approximately 1.20 acres located at 3230-3254 Hiler Street and 658 & 664 Burrill Street in Eureka; and

**WHEREAS**, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

**WHEREAS**, the Surplus Land Act codified in Government Code section 54220 et seq., and the Updated Surplus Land Act Guidelines adopted by the California Department of Housing and Community Development require that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before a local agency may take any action to dispose of its property; and

**WHEREAS**, Government Code section 54221(f)(1)(F)(i), provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, for a minimum of 55 years for rental housing; and

**WHEREAS**, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein as if set forth herein in full.

**Section 2. Property No Longer Necessary.** The Property, consisting of approximately 1.20 acres located at 3230-3254 Hiler Street and 658 & 664 Burrill Street in Eureka, is no longer necessary for public use in its current configuration.

**Section 3. Affordability Restrictions.** Pursuant to Government Code section 54221(f)(1)(F)(i), the Property shall be developed with housing that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, with affordable rent as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing.

**Section 4. Declaration of Exempt Surplus Property.** Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property; and, pursuant to Government Code § 54221(f)(1)(F)(ii), such affordable housing restrictions shall be contained in a covenant or restriction recorded against the Property at the time of transfer.

**Section 5. Section 54224(f)(2) Characteristics.** The Board of Commissioners finds and determines that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**Section 6. Authorization to Execute Documents.** The Executive Director or their designee is authorized to take any actions necessary to complete the transfer of the Property for affordable housing development purposes, including submitting documentation to HCD for review and approval.

## HOUSING AUTHORITY OF THE CITY OF EUREKA

### RESOLUTION NO. 2035

#### A RESOLUTION DECLARING SCATTERED SITE PROPERTIES AS EXEMPT SURPLUS PROPERTY FOR REHABILITATION

**WHEREAS**, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number(s) 009-072-001 (NW portion), 009-074-001, 009-075-001, 009-076-001, 009-083-001, 009-083-002, 009-083-003 (collectively, the "Property"); and

**WHEREAS**, the Properties consist of approximately 6.20 acres of scattered sites at 605-630 Burrill Street, 3106-3329 Elizabeth Street, 531-728 West Everding Street, 621-729 West Harris Street, 3221-3251 Hiler Street, and 3107-3111 and 3213-3229 Prospect Avenue; and

**WHEREAS**, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

**WHEREAS**, the Surplus Land Act codified in Government Code section 54220 et seq., and the Updated Surplus Land Act Guidelines adopted by the California Department of Housing and

Community Development require that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before a local agency may take any action to dispose of its property; and

**WHEREAS**, Government Code section 54221(f)(1)(F)(i), provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, for a minimum of 55 years for rental housing; and

**WHEREAS**, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein as if set forth herein in full.

**Section 2. Property No Longer Adequate.** The Property, consisting of approximately 6.20 acres of scattered sites at 605-630 Burrill Street, 3106-3329 Elizabeth Street, 531-728 Everding Street, 621-729 West Harris Street, 3221-3251 Hiler Street, and 3107-3111 and 3213-3229 Prospect Avenue, is no longer adequate for continued public use in its current condition and requires substantial rehabilitation.

**Section 3. Affordability Restrictions.** Pursuant to Government Code section 54221(f)(1)(F)(i), the Property shall be developed with housing that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, with affordable rent as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing.

**Section 4. Declaration of Exempt Surplus Property.** Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property; and, pursuant to Government Code § 54221(f)(1)(F)(ii), such affordable housing restrictions shall be contained in a covenant or restriction recorded against the Property at the time of transfer.

**Section 5. Section 54224(f)(2) Characteristics.** The Board of Commissioners finds and determines that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**Section 6. Authorization to Execute Documents.** The Executive Director or their designee is authorized to take any actions necessary to complete the transfer of the Property for affordable housing development purposes, including submitting documentation to HCD for review and approval.

**HOUSING AUTHORITY OF THE CITY OF EUREKA**

**RESOLUTION NO. 2036**

**A RESOLUTION DECLARING PROPERTY AT 1115 C STREET AS EXEMPT SURPLUS PROPERTY FOR AFFORDABLE SENIOR HOUSING**

**WHEREAS**, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number 004-163-001 (the "Property"); and

**WHEREAS**, the Property is located at 1109-1127 C Street and 216 & 224 Clark Street in Eureka; and

**WHEREAS**, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

**WHEREAS**, the Surplus Land Act codified in Government Code section 54220 et seq., and the Updated Surplus Land Act Guidelines adopted by the California Department of Housing and Community Development require that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before a local agency may take any action to dispose of its property; and

**WHEREAS**, Government Code section 54221(f)(1)(F)(i), provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, for a minimum of 55 years for rental housing; and

**WHEREAS**, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein as if set forth herein in full.

**Section 2. Property No Longer Necessary.** The Property, approximately 0.71 acres, consisting of 1109-1127 C Street and 216 & 224 Clark Street in Eureka, is no longer necessary for public use in its current configuration.

**Section 3. Affordability Restrictions.** Pursuant to Government Code section 54221(f)(1)(F)(i), the Property shall be developed with housing that restricts 100 percent of the

residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, with affordable rent as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing.

**Section 4. Declaration of Exempt Surplus Property.** Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property; and, pursuant to Government Code § 54221(f)(1)(F)(ii), such affordable housing restrictions shall be contained in a covenant or restriction recorded against the Property at the time of transfer.

**Section 5. Section 54224(f)(2) Characteristics.** The Board of Commissioners finds and determines that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**Section 6. Authorization to Execute Documents.** The Executive Director or their designee is authorized to take any actions necessary to complete the transfer of the Property for affordable housing development purposes, including submitting documentation to HCD for review and approval.

## **HOUSING AUTHORITY OF THE CITY OF EUREKA**

### **RESOLUTION NO. 2037**

#### **A RESOLUTION DECLARING PROPERTY AT 1137 C STREET AS EXEMPT SURPLUS PROPERTY FOR REHABILITATION**

**WHEREAS**, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number 004-163-019 (the "Property"); and

**WHEREAS**, the Property is located at 1137 C Street in Eureka; and

**WHEREAS**, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

**WHEREAS**, the Surplus Land Act codified in Government Code section 54220 et seq. requires that written findings are made declaring property as either surplus property or exempt surplus property before a local agency may dispose of its property; and

**WHEREAS**, Government Code section 54221(f)(1)(F)(i) provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of

residential units to low or moderate income households, with at least 75 percent restricted to lower income households, for a minimum of 55 years; and

**WHEREAS**, the Properties are no longer adequate in their current condition and require substantial rehabilitation; and

**WHEREAS**, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Properties.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein as if set forth herein in full.

**Section 2. Properties No Longer Adequate.** The Property, consisting of approximately 0.31 acres, located at 1137 C Street, Eureka, is no longer adequate for continued public use in its current condition and requires substantial rehabilitation.

**Section 3. Affordability Restrictions.** Pursuant to Government Code section 54221(f)(1)(F)(i), the Properties shall be developed with housing that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent restricted to lower income households, with affordable rent as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years.

**Section 4. Declaration of Exempt Surplus Property.** Pursuant to Government Code § 54221(f)(1)(F)(i), the Properties are hereby declared to be exempt surplus property; and such affordable housing restrictions shall be contained in covenants recorded against the Properties at the time of transfer.

**Section 5. Section 54224(f)(2) Characteristics.** The Board finds that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Properties.

**Section 6. Authorization.** The Executive Director is authorized to take any actions necessary to complete the transfer of the Properties for affordable housing development, including submitting documentation to HCD.

## **HOUSING AUTHORITY OF THE CITY OF EUREKA**

### **RESOLUTION NO. 2038**

#### **A RESOLUTION DECLARING PROPERTY AS EXEMPT SURPLUS PROPERTY FOR EVERDING COMMUNITY CENTER/BOYS & GIRLS CLUB FACILITY**

**WHEREAS**, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as 3117-3135 Prospect Avenue, a portion of Humboldt County Assessor Parcel Number #009-072-001 (the "Property"); and

**WHEREAS**, the Property is part of the Authority's Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

**WHEREAS**, the Authority has selected a developer to develop the Everding Community Center/Boys & Girls Club Facility, which will provide community services and programming to residents of the affordable housing developments; and

**WHEREAS**, the community facility qualifies as an ancillary use that directly supports the affordable housing developments in the Repositioning Initiative, including after-school programs, educational services, recreational activities, and other supportive services for low-income families; and

**WHEREAS**, Government Code section 54221(f)(1)(F)(i) provides for exempt surplus property for housing development which may have ancillary commercial ground floor uses; and

**WHEREAS**, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein as if set forth herein in full.

**Section 2. Ancillary Community Facility.** The Property shall be developed as a community service facility providing ancillary services to the affordable housing residents, including after-school programs, educational services, recreational activities, and supportive services for low-income families.

**Section 3. Connection to Affordable Housing.** The community facility serves the residents of the Green, Red, Blue, and Purple Phase developments, all of which restrict 100 percent of residential units to low or moderate income households, with at least 75 percent restricted to lower income households, for a minimum of 55 years.

**Section 4. Declaration of Exempt Surplus Property.** Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property as an ancillary use to the affordable housing developments.

**Section 5. Section 54224(f)(2) Characteristics.** The Board finds that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

**Section 6. Authorization.** The Executive Director is authorized to take any actions necessary to complete the transfer of the Property, including submitting documentation to HCD.

Motion to approve Resolutions 2034 through 2038 made by Commissioner Byers.

Second – Commissioner Maschke

Ayes: Byers, Escarda, Konkler, Maschke  
Nays: None  
Abstain: None  
Absent: Raymond, Serotta

Vice-Chairperson Konkler declared the motion carried to approve Resolutions 2034, 2035, 2036, 2037, and 2038.

8g. Informational: 2026 Board of Commissioners Meeting Schedule

9. Closed Session: None needed.

10. Adjournment

There being no further business to come before the Commissioners, the meeting was adjourned at 6:19pm.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson



# HOUSING INSIDER

“COMMUNICATION LEADS TO COMMUNITY”

ISSUE JANUARY 2026

## **CELEBRATING OUR COMMUNITY – THANK YOU, PHA TENANTS!**

As we wrap another year, the PHA staff would like to express our sincere gratitude to all our tenants. Your continued support, cooperation, and sense of community make our neighborhoods vibrant and welcoming. It has been a privilege to serve you, and we are truly thankful for the trust you place in us. We look forward to another year of working together, fostering connections, and making our community an even better place to call home, filled with new opportunities. Wishing you and your loved ones a joyful holiday season and a happy, healthy New Year!

## **TENANT LEASE REMINDERS**

Rent is due on the 1<sup>st</sup> and is late after the 5<sup>th</sup>. On the sixth day, a 30-day notice to pay or quit will be served.

Annual recertifications and all other requested paperwork are due by the deadline. Missing documents may delay or affect assistance.

Tenants who wish to move out must give written notice 30 days in advance.

Report leaks and damages to maintenance immediately.

Housekeeping is mandatory. Failure to bring your unit into compliance within the allotted time frame is grounds for termination. Tenants must resolve housekeeping non-compliance by working with the Community Liaison, if necessary.

## **DATES TO REMEMBER**

**Our office will be closed on these holidays!**

- Jan 01 – New Year’s Day
- Jan 19 – Martin Luther King Jr Day
- Feb 12 – Lincoln’s Birthday
- Feb 16 – President’s Day
- Mar 31 – Cesar Chavez Day

## **HEALTHY MINDS, STRONG HOMES**

Mental health is just as important as physical health, and taking care of your mind is essential for overall well-being. This year, we want to remind our community that it’s okay to seek help, talk about your feelings, and support one another. Small steps like checking in with friends, practicing self-care, or accessing professional resources can make a big difference. Together, by fostering understanding and reducing stigma, we can create a healthier, more compassionate community for everyone. If you or anyone you know is experiencing mental health difficulties, feel free to contact our Community Liaison, Ty, for resources and support at 707-443-4583 ext. 211.



## **KEEPING OUR HOUSEHOLDS STRONG**

We all play a part in maintaining stability in our homes. As a friendly reminder, **all adults in the household are jointly responsible for all charges, including rent, maintenance, and late fees.** This shared responsibility also applies to tenant payment agreements that may be arranged. If you would like to pay rent online, set up an account, or discuss entering into a payment agreement, contact accounting at 707-443-4583 ext. 235. We’re here to help and are happy to answer any questions you may have.

**HEALTHY**  
*new year*

## General Information

**Lobby and Dumpster Hours:** Open Tuesday-Thursday 9am-4 pm.

**Business Hours:** Open Monday-Thursday 8am-5:30pm; Fridays 8am-4:30pm and closed alternate Fridays.

We have a payment drop box by our main front door for the submission of amounts payable.



## Q&A

**Q: What are simple ways to save energy at home?**

**A:** There are many simple ways you can save energy at home to lower your utility bills and help the environment. Turning off lights, unplugging electronics and appliances when not in use, using energy-efficient LED bulbs, and running the heater for shorter periods are easy habits that make a real difference. By making these small changes, each household contributes to a more sustainable, efficient, and cost-effective community. Together, we can save energy, reduce waste, and create a healthier environment for everyone.

If you or someone is experiencing an emergency crisis, such as receiving a utility shut-off notice or facing an energy-related life-threatening situation, the Low-Income Home Energy Assistance Program (LIHEAP) may be able to help. LIHEAP offers a **one-time payment of up to \$1,000**. For more information, visit [pge.com/liheap](http://pge.com/liheap) or contact 866-675-6623.

## **PHA ROUTINE INSPECTIONS AND WORK ORDER MANAGEMENT**

The PHA conducts general routine inspections to ensure that housing units meet federal, state, and local standards, including HUD's Housing Quality Standard (HQS). Routine inspections help identify issues early, maintain compliance, and promote a safe, healthy living environment for our residents. During these inspections, staff check essential systems such as plumbing, electrical, heating, and ventilation, as well as overall cleanliness, safety features, and structural conditions. When issues are identified, maintenance creates work orders to document, track, and complete necessary repairs. We would like to extend our sincere thanks to all our tenants for their cooperation and continued support during inspections and maintenance processes.

### WHO TO CONTACT

Call our main line at 707.443-4583; then:

Work orders request.....	x218
<b>For emergency work orders ONLY contact 707-444-1424</b>	
Paperwork, certification, rent, income calculation questions.....	x214
Accounting for charges, account balance, questions, and payments.....	x221
Questions, complaints, or concerns about the neighborhood.....	x211
All other questions regarding Housing Authority services.....	x210



**Volunteer Opportunity:** Are you a **Public Housing** resident who is interested in serving on our Board of Commissioners? Please contact Heather at 707-443-4583 ext. 219 or [heatherh@eurekaumboldtha.org](mailto:heatherh@eurekaumboldtha.org) with questions and to obtain an application for tenant commissioner.

Visit us at [www.eurekaumboldtha.org](http://www.eurekaumboldtha.org)

**In case of an emergency, please call 911 or the Eureka Police Department at 707-441-4060.** 16

**Occupancy and Leasing Report  
Jan-26**

Program	Total Units Available	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Wait List End of Month
<b>HOUSING AUTHORITY OF THE CITY OF EUREKA</b>														
Public Housing	195	187												1029
Eureka Family Housing	51	49												1063
Eureka Senior Housing	22	22												201
<b>Total City Units</b>	<b>268</b>	<b>258</b>	<b>0</b>											

**HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT**

Vouchers - Program Allocation vs. Utilization															
Housing Choice Vouchers	1234	890												1621	Waitlist Closed 3/28/25
VASH Vouchers	95	88												N/A	
Mainstream vouchers	75	71												N/A	2
Emergency Housing Vouchers (EHV)	182	102												N/A	3
FYI Foster Youth to Independence (2026)	3	0												N/A	8
<b>Total All Vouchers</b>	<b>1589</b>	<b>1151</b>	<b>0</b>												

**Project Based Vouchers (note that these are a subset of HCV & VASH voucher counts shown above)**

PBV-VASH - Bayview Heights (Eureka)	22	22												N/A	4
PBV-HCV - Bayview Heights (Eureka)	3	2												11	4
PBV-HCV - Sorrell Place (Arcata)	5	5												359	5
PBV-HCV - Providence (Eureka)	42	37												N/A	6
PBV-HCV - Key Me Ek (Eureka)	13	13												N/A	8
PBV-HCV - Laurel Canyon	35	35												175	9
<b>Total Project Based Vouchers</b>	<b>120</b>	<b>114</b>	<b>0</b>												

Vouchers issued but not under contract, end of month (aka "Searching")	4
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Note: Occupancy / utilization numbers shown are as of the first day of the month.

- Total PH units is 198; 3 units are exempted for EPD use, Boys & Girls Club, and Maintenance use, and are unavailable for tenant rental. HACE is starting a plan of held vacancies in the 25-1/Prospect Street units to facilitate rehabilitation plans in later 2026.
- Mainstream vouchers were awarded December 2020. Funding and voucher issuance began April 2021. 25 Mainstream vouchers will be allocated via waitlist pulls; 50 will be via referral from CoC partners. Mainstream applicants share waitlist with HCV applicants.
- No PHA waitlist for EHV; all are issued based on referral from HHHC or HDVS. Referrals began Q4 2021; no new vouchers after 9/30/2023.
- Bayview Heights - 25 PBVs for veterans at 4th & C Street, Eureka; contract signed 6/30/2020.
- Sorrell Place - 5 PBV units for extremely low income households; 7th & I Street, Arcata; contract signed 6/1/2022.
- Providence Mother Bernard House - 42 PBV units based on referral from CoC; contract signed 1/8/2024.
- Laurel Canyon (7th & Myrtle Ave.) - 35 senior PBV units; contract signed 12/7/2023.
- Key-Me-Ek - 13 PBV units based on referral from CoC; contract signed 11/1/2024.
- FYI Vouchers (Foster Youth to Independence) - DHHS and HACH entered an MOU in 2025 to request and administer FYI vouchers. Up to 25 vouchers can be requested per year; first 3 vouchers requested in 2025 and funded Q1-2026.

**HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT**  
**All Voucher Programs**  
**For the month of January 2026**

	January	Total
<b>Traditional HCV &amp; VASH (Includes PBVs and FYI)</b>		
<b>A</b>		
HAP income (budget authority)	\$ 785,634	\$ 785,634
HAP expenses	<u>(771,954)</u>	<u>(771,954)</u>
Surplus (Deficit)	<u>13,680</u>	<u>13,680</u>
<b>B</b>		
% Total income utilized	98.26%	98.26%
Administrative/Other Income	115,892	115,892
Operating expenses	<u>(95,725)</u>	<u>(95,725)</u>
Surplus (Deficit)	<u>20,167</u>	<u>20,167</u>
Remaining HAP Cash	10,950	
Remaining Non-HAP Cash	<u>1,011,428</u>	
Total HCV Cash	1,022,378	
Cash Increase/(Decrease)	25,270	
# of Households Assisted	978	978
Average HAP Payment	\$ 789	\$ 789
<b>Mainstream (disabled &amp; non-elderly)</b>		
<b>A</b>		
HAP income (budget authority)	\$ 56,829	\$ 56,829
HAP expenses	<u>(56,853)</u>	<u>(56,853)</u>
Surplus (Deficit)	<u>(24)</u>	<u>(24)</u>
<b>B</b>		
% Total income utilized	100.04%	100.04%
Administrative/Other Income	6,653	6,653
Operating expenses	<u>(5,718)</u>	<u>(5,718)</u>
Surplus (Deficit)	<u>935</u>	<u>935</u>
Remaining HAP Cash	1,374	
Remaining Non-HAP Cash	<u>75,538</u>	
Total MSV Cash	76,912	
Cash Increase/(Decrease)	1,371	
# of Households Assisted	71	71
Average HAP Payment	\$ 801	\$ 801
<b>Emergency Housing Vouchers (EHVs)</b>		
<b>A</b>		
HAP income (budget authority)	\$ 112,044	\$ 112,044
HAP expenses	<u>(93,608)</u>	<u>(93,608)</u>
Surplus (Deficit)	<u>18,436</u>	<u>18,436</u>
<b>C</b>		
% Total income utilized	83.55%	83.55%
Administrative/Other Income	13,288	13,288
Operating expenses	<u>(9,379)</u>	<u>(9,379)</u>
Surplus (Deficit)	<u>3,908</u>	<u>3,908</u>
Remaining HAP Cash	19,084	
Remaining Non-HAP Cash	<u>153,757</u>	
Total EHV Cash	172,840	
Cash Increase/(Decrease)	14,086	
# of Households Assisted	102	102
Average HAP Payment	\$ 918	\$ 918

**HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT**  
**All Voucher Programs**  
**For the month of January 2026**

	January	Total
<b>Total All Voucher Programs</b>		
<b>A</b>		
HAP income (budget authority)	\$ 954,507	\$ 954,507
HAP expenses	(922,415)	(922,415)
Surplus (Deficit)	<u>32,092</u>	<u>32,092</u>
<b>B</b>		
% Total income utilized	96.64%	96.64%
Administrative/Other Income	135,833	135,833
Operating expenses	(110,822)	(110,822)
Surplus (Deficit)	<u>25,011</u>	<u>25,011</u>
Remaining HAP Cash	31,407	
Remaining Non-HAP Cash	<u>1,240,724</u>	
Total Program Cash	1,272,131	
Cash Increase/(Decrease)	40,728	
# of Households Assisted	1,151	1,151
Average HAP Payment	\$ 801	\$ 801

**Notes**

- A** Includes 3 FYI vouchers issued.
- B** HCV and MSV voucher issuance on hold. Expecting spending to be near, or below 100% until future issuance can resume. Special purpose HCV VASH and FYI vouchers can still be issued.
- C** No longer issuing EHV vouchers. Budget authority extends through 2026, with any remaining reserves funding vouchers through sunset of program.

HUD Held Reserves estimated as of 12/15/2025

HCV - \$0  
MSV - \$0  
EHV - \$1,489,605

\*Reserves will be utilized to fund budget authority for remaining EHV program months.

**Housing Choice Vouchers**

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	918	903	882	866	884	866	843	877	1005	978
February	919	898	894	867	875	858	844	926	1002	
March	918	896	897	861	875	862	844	934	1005	
April	919	908	895	859	873	858	844	934	1013	
May	917	905	895	850	873	861	838	947	1009	
June	914	898	892	853	868	864	841	954	1004	
July	919	895	882	873	865	856	849	973	999	
August	917	888	879	872	864	854	847	976	992	
September	913	888	872	883	864	851	846	984	989	
October	906	888	866	888	862	846	844	985	989	
November	903	887	881	890	866	839	839	992	988	
December	902	882	877	887	857	842	838	1003	983	
Average	<b>914</b>	<b>895</b>	<b>884</b>	<b>871</b>	<b>869</b>	<b>855</b>	<b>843</b>	<b>957</b>	<b>998</b>	<b>978</b>
UML's	10,965	10,736	10,612	10,449	10,426	10,257	10,117	11,485	11,978	978

**Mainstream Vouchers**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January		27	43	51	55	71
February		27	45	53	59	
March		28	48	54	64	
April		29	50	54	68	
May		31	50	55	69	
June		32	51	55	71	
July		36	52	54	71	
August	4	37	53	55	71	
September	15	36	50	55	70	
October	18	37	51	57	69	
November	24	38	50	58	70	
December	27	39	51	56	70	
Average	<b>21</b>	<b>33</b>	<b>50</b>	<b>55</b>	<b>67</b>	<b>71</b>
UML's	88	397	594	657	807	71

**Emergency Housing Vouchers**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January		5	86	145	128	102
February		11	100	146	124	
March		15	102	144	123	
April		18	108	143	118	
May		23	111	142	116	
June		30	114	141	112	
July		38	127	142	111	
August		42	127	143	112	
September		46	137	144	109	
October		64	135	142	109	
November		69	141	135	109	
December	4	80	147	131	106	
Average	<b>4</b>	<b>37</b>	<b>120</b>	<b>142</b>	<b>115</b>	<b>102</b>
UML's	4	441	1435	1698	1377	102

**Total All Voucher Programs**

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	918	903	882	866	884	898	972	1073	1188	1151
February	919	898	894	867	875	896	989	1125	1185	
March	918	896	897	861	875	905	994	1132	1192	
April	919	908	895	859	873	905	1002	1131	1199	
May	917	905	895	850	873	915	999	1144	1194	
June	914	898	892	853	868	926	1006	1150	1187	
July	919	895	882	873	865	930	1028	1169	1181	
August	917	888	879	872	868	933	1027	1174	1175	
September	913	888	872	883	879	933	1033	1183	1168	
October	906	888	866	888	880	947	1030	1184	1167	
November	903	887	881	890	890	946	1030	1185	1167	
December	902	882	877	887	888	961	1036	1190	1159	
Average	<b>914</b>	<b>895</b>	<b>884</b>	<b>871</b>	<b>894</b>	<b>925</b>	<b>1,012</b>	<b>1,153</b>	<b>1,180</b>	<b>1,151</b>
UML's	10,965	10,736	10,612	10,449	10,518	11,095	12,146	13,840	14,162	1,151

**Housing Authority of the City of Eureka (HACE)**  
**Repositioning Updates 02/2026**

Date	Description
<b>Accomplishments</b>	
02/2026	<ul style="list-style-type: none"> <li>Asbestos and Lead testing performed for Green/Red and Blue/Purple phases; results of testing will inform handling of units during demolition or rehabilitation phases.</li> <li>Development team continues to work on scope and budget for Green and Red phase plans.</li> </ul>
<b>Issues</b>	
	<ul style="list-style-type: none"> <li>None currently noted</li> </ul>
<b>Risks</b>	
Ongoing	<ul style="list-style-type: none"> <li>Unquantifiable risk that potential cuts in HCV funding would impact availability of vouchers and voucher funding.</li> <li>Unquantifiable risk that prices of materials will continue to rise, causing a larger gap in funding available both as we work to fully finance the project based on today's projections, and again as construction occurs.</li> </ul>
<b>Next Steps</b>	
03/2026	<ul style="list-style-type: none"> <li>Obtain firm commitments from social services agencies to provide supportive services to seniors for Blue Phase 9% tax credit app anticipated April 2026.</li> <li>4/2026 tax credit application in process.</li> </ul>
<b>Budget Status</b>	
N/A	Cost of contract work is covered by developers; no HACE budget updates.

Key

Green Phase = 3230 Hiler Street new construction (44 units replaces 8 existing units)

Red Phase = 25-1 Rehab 98 existing units

Blue Phase = 1115 C Street new construction (44 units replaces 12 existing units)

Purple Phase = 1137 C Street Rehab 4 existing units

# Housing Authority of the City of Eureka

Board of Commissioners Meeting

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March 17, 2026

Agenda Item 8a

## Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Annual Election of Officers

### BACKGROUND AND HISTORY:

In accordance with the bylaws of the Housing Authority, the Board of Commissioners must hold an annual meeting to elect officers for the following year and discuss progress on meeting goals.

Annual goals for 2026 have been previously discussed, adopted, and incorporated into the PHA Plan for 2026. They are provided here as attachment for review and reference.

STAFF RECOMMENDATION: Please be prepared to elect/re-elect officers and discuss Housing Authority goals as needed.

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>
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<b>A.1</b>	<p><b>PHA Name:</b> <u>HOUSING AUTHORITY OF THE CITY OF EUREKA</u>      <b>PHA Code:</b> <u>CA025</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2026</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2030</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> <b>5-Year Plan Submission</b>      <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p><b>The mission of the City of Eureka Housing Authority is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner, and treating all clients with dignity and respect. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.</b></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p><b>HACE proposes to use Section 18 or other available HUD disposition tools to reposition our entire existing public housing portfolio. Properties to be included in the repositioning plan include all twelve public housing sites: (1) 1645 C Street; (2) 1335 B Street; (3) 2523 Albee; (4) 510 West Harris; (5) 330 Grant; (6) 514 West Del Norte &amp; 1830 Albee; (7) 131 West Del Norte; (8) 25-1; (9) Prospect Street; (10) C &amp; Clark; (11) Buhne/Summer/Union Street; and (12) Spring &amp; Garland. HACE will undertake this portfolio repositioning over the coming years. An RFQ was issued in 2023 and a developer selected. In 2024, HACE began submission of HUD SAC applications for repositioning the public housing portfolio. The plan will involve a combination of redevelopment and rehabilitation of existing sites. HACE will work with the Housing Authority of the County of Humboldt to enter into and administer Project Based Voucher contracts with the ownership entities created to facilitate a HUD disposition and recapitalization. The Repositioning Plan was approved by HACE Board of Commissioners June 21, 2022.</b></p> <p><b>See also attached “Housing Authority of the City of Eureka PHA Goals, 5-Year Goals, 2026-2030”.</b></p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>See attachment.</b></p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b>The Housing Authority of the City of Eureka makes all applicants and residents aware of our Violence Against Women Act (VAWA) Policy. All applicants are given a copy of the policy when they apply. Additionally, residents are given the policy again at initial lease up and all annual recertifications. Lastly, the PHA provides the VAWA notice with every proposed termination as well. This iterative policy ensures that no applicants or residents are unfamiliar with VAWA or are discriminated against because they are a victim of domestic violence.</b></p> <p><b>The Housing Authority of the City of Eureka offers a preference for victims of domestic violence, dating violence, sexual assault, or stalking. This preference allows victims of domestic violence to move up the wait list which may enable families to receive housing sooner. Additionally, if clients cannot be safely served in our Public Housing, they will be referred for an HCV voucher based on the Administrative Plan of the Housing Authority of the County of Humboldt. VAWA protections are available equally to all individuals regardless of sex, gender identity, or sexual orientation. Our Community Liaison processes VAWA requests and will work with the client and local service agencies to best serve any VAWA requests.</b></p> <p><b>In addition, PHA staff do outreach with local agency partners who provide services and support to victims of domestic violence. Referrals may be made to partner agencies for wraparound services for victims when a VAWA incident occurs.</b></p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>

C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>Approved by City Board of Commissioners on February 03, 2010, Resolution #1852, the definition of "Significant Amendment" is defined as a monetary change of \$500,000 or more to the Annual Plan; see attachment.</b></p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>

D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

The Housing Authority aims to further awareness about fair housing.

To achieve this, we will make information available about fair housing rights and the procedures for filing fair housing complaints at locations readily accessible to the public, such as in our lobby and on our website, as well as at public outreach events.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

The Housing Authority aims to continue furthering fair housing choices and take regular meaningful actions to affirmatively further and promote fair housing, improve access to opportunity, and prohibit discrimination.

To achieve this goal, we will seek to expand housing opportunities and remove impediments to fair housing in our programs. One action to improve access to opportunity is we will better inform applicants and participants in our programs about the Reasonable Accommodation option and process.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

N/A

**Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. Plan Elements.**

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

**C. Other Document and/or Certification Requirements.**

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

**C.3 Certification by State or Local Officials.**

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**D. Affirmatively Furthering Fair Housing.**

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

# Housing Authority of the City of Eureka

## 5-Year Goals, 2026-2030

### and 2025 Progress Update

*In addition to annual goals which are developed and/or updated with input from the Resident Advisory Board, Board of Commissioners, PHA staff, and any community input, the Housing Authority of the City of Eureka, with input from the aforementioned parties, has established these overarching long-term goals for our housing and related services.*

Goal One: **Redevelopment**

Background:

A formal repositioning plan was created in 2022 and approved by the board of commissioners June 21, 2022. This plan establishes policy for future repositioning action and is included as an addendum to this PHA plan.

In 2023, the PHA issued an RFQ to seek a development partner. Submissions for the RFQ were reviewed and ranked, with the recommended development partner approved by the Board of Commissioners in June 2023.

The PHA will continue efforts toward fully repositioning its Public Housing portfolio. This includes working with a development partner, obtaining financing, submitting applications to HUD's Special Application Center (SAC), doing community outreach, holding consultation meetings with tenants and establishing plans to rehouse tenants as needed, and communicating with the city and county at large.

Additionally, the PHA may need to remove units from inventory temporarily or permanently during the next five years. Units may be taken offline temporarily with approved vacant status from HUD while undergoing modernization, prior to a SAC application with HUD. They may also be removed from circulation and be designated non-dwelling units with approval from HUD in order to provide for Administrative Uses, such as additional maintenance storage and/or office space.

2025 Update: PHA, in collaboration with Brinshore and Operative Office (Development Partners), continues to work through the repositioning process with plans for “Green Phase” (3230 Hiler Street), Master Plan (7.4 acres south of Harris Street), and “Blue Phase” (16 units at C & Clark Streets). Development Partners are working on project designs, approvals with the City of Eureka, and obtaining Financing. Tax credit applications will continue to be submitted for any round that makes sense to submit, and we will seek out other grant or low-cost financing sources and apply for those as well. Any phase is expected to take approximately 24 months from the point of tax-credit approval.

Goal Two:

**Community Partners**

The PHA will continue to work with community agencies to develop and strengthen partnerships with other service providers, to seek referrals for clients who are in danger of losing their housing or otherwise needing assistance. The PHA aims to house people and keep them housed; to that end, the support of service providers is often necessary and helpful. The PHA will make every effort to connect residents with local agencies by providing relevant information.

The PHA will provide a list of community agencies and service providers to tenants with notices to correct to help them access relevant support to help them retain their housing.

2025 Update: Working relationships with third-party agencies have continued to develop and strengthen. Assistance has been obtained for several tenants from outside agencies in order to get needed housing supports or move to other housing that would be better long-term situations and prevent eviction filings. Additionally, tenants have received referrals to other outside agencies to help them retain their housing. Examples of local supportive agencies that worked with tenants include DHHS, IHSS, PACE, Senior Resource Center, APS, CWS, churches, schools, and EPD.

Goal Three:

**Access to Services**

The PHA will work to improve the ease of access to our services. We will continue to review information format and delivery methods to achieve greater efficiency and effectiveness in program delivery, optimize ease of use and understanding by applicants and participants, and make program information more accessible, e.g. by simplifying forms and processes, increasing the use of our website and implementing other available technologies.

Annually, the PHA will do a review/assessment of our website as well as manual processes including most used forms/data and ensure that the most widely used resources are made available on the website.

We have been consistently adding new information as it is available and necessary to share with the public. Multiple staff are now trained in how to publish updates to the website. We regularly publish board agendas, plan updates, RFPs, and job advertisements, along with the ongoing availability of common forms and program information.

2025 Update: The website is updated on a regular basis to reflect the latest information available to the public. New information is included on the home page as well as in the relevant topic section of the website. Recommendations from Tri-Counties Independent Living have been received regarding making the website more user-friendly and are under review for implementation.

Goal Four: **Equal Opportunity & Fair Housing**

The PHA is always mindful of providing fair and equitable opportunities for current and future residents in accordance with state and federal law.

We will review/update processes as necessary and undertake affirmative measures as required to ensure access to affordable housing regardless of any protected class status. We will work to ensure housing is accessible to persons with all varieties of disabilities. All staff will be trained annually on fair housing and equal opportunity. Additionally, we will get common/standard forms translated to meet the needs of groups identified in our Language Access Plan.

2025 Update: All staff completed fair housing and equal opportunity training in 2025. HACE will continue to periodically review processes and documents to determine what, if any, need to be translated (currently, translation into Spanish is consistent with our LEP), and provide interpretation services as needed.

Goal Five: **Sustainability**

The PHA will constantly work to achieve and maintain financial and environmental sustainability.

Financially, this will be done through controlling expenditures, seeking greater efficiencies of internal operations, seeking additional revenue sources, and balancing the needs of tenants with the appropriate level of affordable housing amenities.

Environmentally, we will seek opportunities for savings, e.g. through water efficient landscape improvements and other energy efficiency measures.

As we take further steps toward repositioning Public Housing, we will maintain focus on both financial and environmental sustainability in our approach.

2025 Update: Key metrics are discussed at monthly management meetings to discuss/reveal potential improvements in financial and operational efficiency. With repositioning activity, we are working toward highly energy efficient units.

Goal Six: **Investment in PHA Team**

Ongoing training of PHA staff has long been an annual requirement. With expected growth of PHA programs, training will become even more critical.

We will continue to use training programs, such as online training, as well as seek additional modes of training delivery, including offsite seminars, internal team training, and self-paced training options supported by management follow-up.

Staff will also be cross trained as available, to support staff career goals, strengthen staff's capacity to move up through available positions, and support agency succession planning capability.

2025 Update: All departments have worked to actively cross-train staff so they may back each other up in the event of any staff absences. Additionally, staff have actively sought out and attended various training opportunities including certification exams, both in person and online, to stay current with myriad changes at HUD.

Goal Seven: **Technology**

The PHA will continue to invest in technology upgrades and additions to ensure digital security, expand digital storage, and improve efficiency, flexibility, and customer service.

We will look for opportunities to expand our Tenant Portal, as possible, beyond just payment submissions, as reasonable.

We will provide a computer kiosk at our PHA office for applicant and tenant self-service, such as making payments online, obtaining recertification paperwork, and completing other online forms.

The PHA will work to enhance our online presence and availability, through regular updates to our website and utilizing social media and other communication tools to disseminate current and critical information to our residents, community, and other partners.

2025 Update: One interview room connected to our office lobby has been converted for tenant use to include a computer kiosk where clients can print paperwork needed for applications and recertification. Client response has been positive, so we will continue to offer and publicize this resource.

#### Goal Eight

##### **Customer Feedback**

The PHA will use various methods to invite feedback from interested parties, including tenants, community members, and staff.

We will provide an annual survey to tenants to ask for their feedback and input on specific areas of focus.

We will implement a standard feedback process for any parties concerned for reporting issues, suggesting changes, and otherwise seeking answers.

2025 Update: A Customer Service Survey link has been made available on our website home page as a standard feedback option. An online survey will be sent to all clients with an email on file in order to elicit a higher response rate from tenants. Responses received will be collected and shared anonymously at a future date.