HOUSING AUTHORITIES
CITY OF EUREKA & COUNTY OF HUMBOLDT

735 WEST EVERDING STREET, EUREKA CA 95503
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AGENDA
REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF EUREKA
BOARD OF COMMISSIONERS

Monday, July 20 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 jessicavo@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.

Pages

3-5 3. Approve minutes of the Board of Commissioners regular meeting held May 18, 2026.

6-7 4. Bills and Communications:
   4a. Tenant Newsletter: Housing Insider, June issue, Q2 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.

8 5a. Occupancy and Leasing Report
9-11 5b. HCV Utilization Reports
12 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:

13-16 8a. Resolution 2040, Write Off of Uncollectible Debt
Recommended Board Action: *Accept and Adopt for Approval*

17-18 8b. Resolution 2041, Employee Out of State Travel, Nelrod HOTMA Workshop
Recommended Board Action: *Accept and Adopt for Approval*

19-39 8c. DRAFT – 2027 PHA Plan and Goals – *Provide Input*

9. Closed Session – If needed.

10. Adjournment

Note: The next regularly scheduled meeting is August 17, 2026 at 5:45pm.

* * * 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

Monday, May 18, 2026, 5:45pm

Chairperson Serotta declared a quorum present and called the meeting to order at 5:45pm.

1. Roll Call

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

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

3. Approve minutes of the board of commissioners meeting held February 17, 2026.

Motion to approve the minutes of the February 17, 2026 regular meeting made by Commissioner Maschke.

Second – Vice – Chair Konkler

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

Approve minutes of the board of commissioners meeting held March 16, 2026.

Motion to approve the minutes of the March 16, 2026 regular meeting made by Commissioner Escarda.

Second – Commissioner Byers

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

4. Bills and Communications: None reviewed

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.

6. Reports of the Commissioners:

6a. Vice Chairperson Konkler spoke on his experience at the NELROD conference held in February. He learned a lot from the classes on his role and the role of the Commissioners in general. He would highly recommend others travel to the conference as well.

7. Unfinished Business: None

8. New Business:

8a. Resolution 2039, Write Off of Uncollectible Debt

Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION 2039

TO WRITE OFF CERTAIN UNCOLLECTIBLE ACCOUNTS RECEIVABLE

WHEREAS, All efforts to collect certain accounts from former tenants of the Conventional Public Housing program have been unsuccessful; and

WHEREAS, The U.S. Department of Housing and Urban Development has recommended that after all reasonable efforts have been made to collect vacated accounts, the Board of Commissioners, based on the recommendations of the Executive Director, should authorize the charging off such accounts; and

NOW, THEREFORE, BE IT RESOLVED, That the following accounts be transferred to Collection Loss;

Housing Program	Amount
Family Housing, DL2 Returned 04/22/26	$12,085.47

Motion to approve Resolution 2039 made by Vice Chairperson Konkler.

Second – Commissioner Maschke

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

Chairperson Serotta declared the motion carried to approve Resolution 2039.

9. Closed Session: None needed.

10. Adjournment

There being no further business to come before the Commissioners, the meeting was adjourned at 6:05 pm.

Secretary	Chairperson

OFFICE: 707-443-4583
FAX: 707-443-4762

HOUSING INSIDER

“COMMUNICATION LEADS TO COMMUNITY”

ISSUE JULY 2026

EXECUTIVE DIRECTOR’S UPDATE

Changes to Eureka’s public housing have been long anticipated, and I’m pleased to share that the first phase of redevelopment has officially been awarded financing.

Our primary site—spanning more than eight acres and bounded by Elizabeth, Burrill, Prospect, and Harris Streets—will undergo significant improvements. This phase includes the rehabilitation of **98** existing units, the demolition of **8** units, and the construction of **44** new affordable housing units. Our team has worked diligently to bring this vision to life, and we anticipate construction activity beginning in late 2026.

Residents at this site should have received a letter with contact information for our relocation specialists. We are partnering with Lacal Consultants to ensure that each household is supported throughout this process. Their team will work with residents individually to identify any specific needs and confirm the best methods of communication as relocation approaches. The Housing Authority will provide assistance during relocation, and all households will receive a minimum of **90 days**’ notice prior to vacating their units. If you live in this area (near Winco) and have not yet connected with Lacal Consultants, please contact our office as soon as possible.

In addition, we are actively pursuing financing to redevelop **12** units at the C & Clark Streets site. Our goal is to construct a new **44-unit** senior housing community. While funding has not yet been secured, we are submitting applications and remain optimistic that construction could begin in early 2027.

We sincerely appreciate our residents’ patience and cooperation throughout this process. If you have any questions, please contact our office at 707-443-4583 or via email at repositioning@eurekahumboldtha.org.

TENANT REMINDERS

Communication is one of the most important tools for maintaining housing stability and achieving your goals.

Please remember to:

- Answer your door when staff members visit.
- Respond to notices well before the stated deadline.
- Contact your caseworker within **10 days** if you have lost a job or started a new one.
- Keep us informed of any changes that may affect your housing or rental assistance.

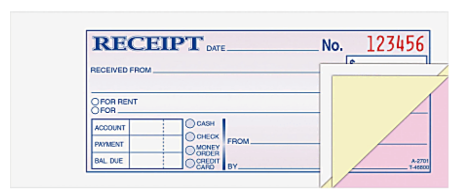
If you are experiencing financial difficulties or having trouble paying rent, please contact Ty at 707-445-4585 ext. 211 as soon as possible. Seeking assistance early can help prevent small challenges from becoming larger problems. We are committed to working with you.

EHA Mission Statement: The mission of the Housing Authority of the City of Eureka 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.

DATES TO REMEMBER

July 03	– Independence Day
July 15	– Ice Cream Social 11am-2pm
Sep 07	– Labor Day
Sep 09	– Admissions Day

REMEMBER TO SAVE YOUR RECEIPTS!



Tenants are encouraged to keep copies of all money orders and check receipts for their records. These receipts serve as proof of payment and may be needed to verify rent payments if questions arise. If you would like a receipt from our office, it is the tenant’s responsibility to request one at the time payment is made if one is desired. Please note that payment receipts are not automatically issued and will only be provided upon request. If you have any questions, please contact Accounting at 707-443-4583 ext. 235

General Information

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

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.

AVOID TRASH OVERAGE CHARGES

Important Update: Recology has implemented new video recording technology that can document and provide photographic evidence of overfilled trash containers. In addition, trash bins will now be collected even if they are overfilled, rather than being left uncollected as in the past. Because of these changes, tenants may see an increase in overage charges when containers exceed their assigned capacity. To ensure charges are assigned correctly, each trash container will be labeled to correspond with its assigned unit. We encourage all tenants to follow community trash disposal guidelines to help avoid additional charges.

For more information, visit www.recology.com/resource-recovery/technology-innovation/ or contact Maintenance Supervisor Ryan at 707-443-4583 ext. 226.

Volunteer Opportunity: Are you a **Public Housing** resident aged 62+ who is interested in serving on our Board of Commissioners? Please contact Human Resources at 707-443-4583 ext. 219 or hr@eurekahumboldtha.org with questions and to obtain an application for tenant commissioner.

Q&A

Q: How should fuels, gas cylinders, and household chemicals be stored properly?

For the safety of all residents, please follow these HUD property guidelines:

- **No gasoline, kerosene, or lighter fluid indoors.** Store only in approved containers and outdoor areas.
- **Keep propane and other gas cylinders upright, secured, and away from heat sources.**
- **Never store bleach and ammonia together.** Mixing these chemicals creates toxic fumes.
- **Keep chemicals in their original containers** with labels intact.
- **Store cleaners and hazardous materials out of reach of children and pets.**

If you smell gas, detect strong chemical fumes, or discover a spill, leave the area immediately, call 911, and notify Maintenance Supervisor Ryan at 707-443-4583 ext. 226 for guidance and assistance.

WHO TO CONTACT

Call our main line at 707.443-4583; then:

Work orders request…………………………………………...x218

For emergency work orders ONLY contact 707-444-1424

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

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

Occupancy and Leasing Report
Jun-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	
HOUSING AUTHORITY OF THE CITY OF EUREKA															
Public Housing	195	187	185	186	185	183	183							1026	1
Eureka Family Housing	51	49	48	47	47	49	49							1031	
Eureka Senior Housing	22	22	21	21	21	22	22							212	
Total City Units	**268**	**258**	**254**	**254**	**253**	**254**	**254**	**0**	**0**	**0**	**0**	**0**	**0**		
HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT															
Vouchers - Program Allocation vs. Utilization															
Housing Choice Vouchers	1234	890	882	877	872	870	862							1618	Waitlist Closed 3/28/25
VASH Vouchers	95	88	86	87	89	88	91							N/A	
Mainstream vouchers	75	71	71	69	70	69	70							N/A	2
Emergency Housing Vouchers (EHV)	182	102	99	96	97	96	96							N/A	3
FYI Foster Youth to Independence (2026)	3	0	0	0	0	0	0							N/A	8
Total All Vouchers	**1589**	**1151**	**1138**	**1129**	**1128**	**1123**	**1119**	**0**	**0**	**0**	**0**	**0**	**0**		
Project Based Vouchers *(note that these are a subset of HCV & VASH voucher counts shown above)*															
PBV-VASH - Bayview Heights (Eureka)	22	22	20	20	21	20	20							N/A	4
PBV-HCV - Bayview Heights (Eureka)	3	2	2	2	2	2	3							1	4
PBV-HCV - Sorrell Place (Arcata)	5	5	5	5	5	5	5							370	5
PBV-HCV - Providence (Eureka)	42	37	37	37	37	37	38							N/A	6
PBV-HCV - Key Me Ek (Eureka)	13	13	13	13	12	12	12							N/A	8
PBV-HCV - Laurel Canyon	35	35	34	34	35	35	35							180	9
Total Project Based Vouchers	**120**	**114**	**111**	**111**	**112**	**111**	**113**	**0**	**0**	**0**	**0**	**0**	**0**		

Vouchers issued but not under contract, end of month (aka "Searching")	1

Note: Occupancy / utilization numbers shown are as of the first day of the month.

1. 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.

2. 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.

3. No PHA waitlist for EHVs; all are issued based on referral from HHHC or HDVS. Referrals began Q4 2021; no new vouchers after 9/30/2023.

4. Bayview Heights - 25 PBVs for veterans at 4th & C Street, Eureka; contract signed 6/30/2020. 3 vouchers reserved for non-VASH prioritized clients, pulled from waitlist.

5. Sorrell Place - 5 PBV units for extremely low income households; 7th & I Street, Arcata; contract signed 6/1/2022.

6. Providence Mother Bernard House - 42 PBV units based on referral from CoC; contract signed 1/8/2024.

7. Laurel Canyon (7th & Myrtle Ave.) - 35 senior PBV units; contract signed 12/7/2023.

8. Key-Me-Ek - 13 PBV units based on referral from CoC; contract signed 11/1/2024.

9. 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 May 2026

		January	February	March	April	May	Total
	Traditional HCV & VASH (Includes PBVs and FYI)						
A	HAP income (budget authority)	$ 785,634	$ 785,634	$ 785,634	$ 784,328	$ 869,780 F	$ 4,011,009
	HAP expenses	(775,054)	(770,614)	(765,780)	(766,750)	(760,158)	(3,838,356)
	Surplus (Deficit)	10,580	15,020	19,854	17,578	109,622	172,653
B	% Total income utiliized	98.65%	98.09%	97.47%	97.76%	87.40%	95.70%
	Administrative/Other Income	115,892	100,837	100,774	107,311	96,871	521,684
	Operating expenses	(95,725)	(86,361)	(92,929)	(88,874)	(84,162)	(448,051)
	Surplus (Deficit)	20,167	14,476	7,845	18,437	12,709	73,633
	Remaining HAP Cash	10,950	8,580	18,528	22,560	115,592	
E	Remaining Non-HAP Cash	1,011,428	1,012,302	1,020,956	1,070,413	1,046,493	
	Total HCV Cash	1,022,378	1,020,882	1,039,484	1,092,973	1,162,085	
	Cash Increase/(Decrease)	25,270	(1,496)	18,602	53,489	69,111	
	# of Households Assisted	978	968	964	961	958	4,829
	New Vouchers Searching at End of Month	6	4	6	5	6	
	Average HAP Payment	$ 792	$ 796	$ 794	$ 798	$ 793	$ 795
	Mainstream (disabled & non-elderly)						
A	HAP income (budget authority)	$ 56,829	$ 56,829	$ 51,816	$ 51,816	$ 49,099	$ 266,389
	HAP expenses	(58,287)	(58,339)	(56,274)	(58,503)	(57,169)	(288,572)
	Surplus (Deficit)	(1,458)	(1,510)	(4,458)	(6,687)	(8,070)	(22,183)
B	% Total income utiliized	102.57%	102.66%	108.60%	112.91%	116.44%	108.33%
	Administrative/Other Income	6,653	6,648	6,655	17,718	6,923	44,597
	Operating expenses	(5,718)	(5,601)	(6,470)	(5,999)	(7,617)	(31,404)
	Surplus (Deficit)	935	1,048	185	11,719	(694)	13,194
D	Remaining HAP Cash	1,374	(12,200)	1,734	29	29	
	Remaining Non-HAP Cash	75,538	76,355	55,553	68,506	58,118	
	Total MSV Cash	76,912	64,155	57,287	68,535	58,147	
	Cash Increase/(Decrease)	1,371	(12,758)	(6,868)	11,248	(10,388)	
	New Vouchers Searching at End of Month	-	-	4	-	-	
	# of Households Assisted	71	71	69	70	69	350
	Average HAP Payment	$ 821	$ 822	$ 816	$ 836	$ 829	$ 824
	Emergency Housing Vouchers (EHVs)						
	HAP income (budget authority)	$ 112,044	$ 112,044	$ 112,044	$ 112,044	$ 112,044	$ 560,220
	HAP expenses	(95,006)	(91,038)	(90,200)	(89,967)	(89,197)	(455,408)
	Surplus (Deficit)	17,038	21,006	21,844	22,077	22,847	104,812
C	% Total income utiliized	84.79%	81.25%	80.50%	80.30%	79.61%	81.29%
	Administrative/Other Income	13,288	13,238	12,166	12,256	12,169	63,116
	Operating expenses	(9,379)	(9,607)	(10,673)	(10,232)	(12,369)	(52,260)
	Surplus (Deficit)	3,908	3,630	1,494	2,024	(200)	10,856
	Remaining HAP Cash	19,084	19,719	28,256	30,157	38,390	
	Remaining Non-HAP Cash	153,757	172,019	174,073	175,398	174,803	
	Total EHV Cash	172,840	191,738	202,329	205,554	213,193	
	Cash Increase/(Decrease)	14,086	18,898	10,590	3,226	7,639	
	New Vouchers Searching at End of Month	-	-	-	-	-	
	# of Households Assisted	102	99	96	97	96	490
	Average HAP Payment	$ 931	$ 920	$ 940	$ 927	$ 929	$ 929

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

		January		February		March		April		May		Total
	Total All Voucher Programs											
A	HAP income (budget authority)	$ 954,507		$ 954,507		$ 949,494		$ 948,188		$ 1,030,923	##	$ 4,837,618
	HAP expenses	(928,347)		(919,991)		(912,254)		(915,220)		(906,524)	#	(4,582,336)
	Surplus (Deficit)	26,160		34,516		37,240		32,968		124,399		255,282
B	% Total income utilized	97.26%		96.38%		96.08%		96.52%		87.93%		94.72%
	Administrative/Other Income	135,833		120,722		119,595		137,285		115,962	#	629,397
	Operating expenses	(110,822)		(101,569)		(110,071)		(105,105)		(104,148)	#	(531,715)
	Surplus (Deficit)	25,011		19,153		9,524		32,180		11,815		97,683
	Remaining HAP Cash	31,407	#	16,099		48,518		52,746		154,010	#	
	Remaining Non-HAP Cash	1,240,724	#	1,260,676		1,250,582		1,314,317		1,279,414	#	
	Total Program Cash	1,272,131		1,276,775		1,299,099		1,367,062		1,433,424		
	Cash Increase/(Decrease)	40,728	#	4,644		22,324		67,963		66,362		
	# of Households Assisted	1,151		1,138		1,129		1,128		1,123		5,669
	New Vouchers Searching at end of month	6		4		10		5		6		
	Average HAP Payment	$ 807		$ 808		$ 808		$ 811		$ 807		$ 808

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

C No longer issuing EHV vouchers. Budget authority extends through 2026, with any remaining reserves funding vouchers through sunset of program.

D HAP cash on hand is minimal, but HAP advances are available through HUD. Restriced cash position may go "negative" while waiting for HUD advance HAP deposits and is temporarily funded with excess unrestricted funds.

E Beginning 04/2026, Includes Local Area Investment Fund balance to represent full, unrestricted cash balance.

Housing Choice Vouchers	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
January	918	903	882	866	884	866	843	877	1005	978
February	919	898	894	867	875	858	844	926	1002	968
March	918	896	897	861	875	862	844	934	1005	964
April	919	908	895	859	873	858	844	934	1013	961
May	917	905	895	850	873	861	838	947	1009	958
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	**914**	**895**	**884**	**871**	**869**	**855**	**843**	**957**	**998**	**966**
UML's	10,965	10,736	10,612	10,449	10,426	10,257	10,117	11,485	11,978	4,829

Mainstream Vouchers					2021	2022	2023	2024	2025	2026
January						27	43	51	55	71
February						27	45	53	59	71
March						28	48	54	64	69
April						29	50	54	68	70
May						31	50	55	69	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					**21**	**33**	**50**	**55**	**67**	**70**
UML's					88	397	594	657	807	350

Emergency Housing Vouchers					2021	2022	2023	2024	2025	2026
January						5	86	145	128	102
February						11	100	146	124	99
March						15	102	144	123	96
April						18	108	143	118	97
May						23	111	142	116	96
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					**4**	**37**	**120**	**142**	**115**	**98**
UML's					4	441	1435	1698	1377	490

Total All Voucher Programs	2017	2018	2019	2020	2021	2022	2023	2024	2025	2025
January	918	903	882	866	884	898	972	1073	1188	1151
February	919	898	894	867	875	896	989	1125	1185	1138
March	918	896	897	861	875	905	994	1132	1192	1129
April	919	908	895	859	873	905	1002	1131	1199	1128
May	917	905	895	850	873	915	999	1144	1194	1123
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	**914**	**895**	**884**	**871**	**894**	**925**	**1,012**	**1,153**	**1,180**	**1,134**
UML's	10,965	10,736	10,612	10,449	10,518	11,095	12,146	13,840	14,162	5,669

Housing Authority of the City of Eureka (HACE)
Repositioning Updates 07/2026

Date	Description
Accomplishments	
4/2026-7/2026	• Received quotes from debt and equity investors • Plan package preliminary review by city; feedback received and adjustments being processed • Extension received by CDLAC for Green/Red phase tax credits
Issues	
6/2026	• Tax credits not awarded for Blue Phase from 4/7/2026 application; will reapply for tax credits 7/21/2026 • Funding is short for BGCR/Community Center; looking at various options to reduce costs and/or increase funding
Risks	
Ongoing	• Unquantifiable risk that potential cuts in HCV funding would impact availability of vouchers and voucher funding. • 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.
Next Steps	
07/2026	• Continue coordinating with City of Eureka for necessary permitting and any applicable review processes • 7/21/2026 tax credit application for Blue Phase funding • Working with tenants to relocate out of Green Phase demolition buildings and first two phases of Red Phase rehab buildings
Budget Status	
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
ECC = Eureka Community Center/Boys and Girls Club (Prospect Avenue)

Housing Authority of the City of Eureka

Board of Commissioners Meeting

July 20, 2026

Agenda Item 8a

Memorandum

To: Commissioners

From: Cheryl Churchill, Director

Subject: Write Off of Uncollectible Accounts Receivable

BACKGROUND:

The Housing Authority of the City of Eureka routinely writes off uncollectible accounts receivable after all reasonable efforts have been made to collect the debt. All write-offs over $5,000.00 require board approval with a resolution.

Impact to Personnel:

None.

Fiscal Impact:

Once a debt is deemed uncollectible, it is written off or removed from the accounting books. Write-offs are reflected in financial statements as a decrease in Accounts Receivable (an asset), and an increase in expenses. This transaction is an accounting entry that does not affect cash flow. Additionally, the decrease in Accounts Receivable positively affects some of the HUD ratios that are used to evaluate our agency's operations.

Note that debts are still reported in HUD systems, and any person reported owing cannot be assisted by HUD-funded programs until debts are paid. Additionally, once a debt is written off internally, it is submitted to a collection agency for further follow-up. However, the resulting collections from this process are historically very low.

Alternatives:

Keeping uncollectible receivables on the books fails to properly account for bad debts and to comply with Generally Accepted Accounting Principles (GAAP). Additionally, it does not reflect a conservative approach to the collectability of past tenant debts. This option is not recommended.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and adopt the resolution to write off uncollectible debts.

RESOLUTION 2040

TO WRITE OFF CERTAIN UNCOLLECTIBLE ACCOUNTS RECEIVABLE

WHEREAS, All efforts to collect certain accounts from former tenants of the Conventional Public Housing program have been unsuccessful; and

WHEREAS, The U.S. Department of Housing and Urban Development has recommended that after all reasonable efforts have been made to collect vacated accounts, the Board of Commissioners, based on the recommendations of the Executive Director, should authorize the charging off such accounts; and

NOW, THEREFORE, BE IT RESOLVED, That the following accounts be transferred to Collection Loss;

Housing Program	Amount
Public Housing, DL1 Returned 05/22/26	$7,134.57
Public Housing, DL2 Returned 04/16/26	$22,765.31
Public Housing, DL2 Returned 06/03/26	$9,561.49
Public Housing, DL2 Returned 04/16/26	$14,227.09

PASSED AND ADOPTED on the ___ day of __________ by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

______________________	Cheryl Churchill
Name	Name
______________________	Secretary
Title	Title
______________________	______________________
Signature	Signature

2026.06 Write Offs, Housing Authority of the City of Eureka

Ppty	Code	Name	Balance	Status	DL1	DL2	Move Out Date	Rent	Late	Work Orders	Misc Tenant Charge	Cleaning & Damages
251	t0001736		2,054.21	past	4/27/2026	DL1 returned 5/06/2026	1/28/2026	1,897.21	40.00	117.00	-	-
252	t0003505		7,134.57	past	5/12/2026	DL1 returned 5/22/2026	3/14/2026	5,395.88	180.00	143.69	-	1,415.00
252	t0006606		22,765.31	past	3/16/2026	4/16/2026	1/13/2026	15,426.31	330.00	460.00		6,549.00
			$ 31,954.09					$ 22,719.40	$ 550.00	$ 720.69	$ -	$ 7,964.00

PREPARED BY

Jhonny Wilson

Accounts Receivable Clerk

6/3/2026

Date

APPROVALS

Stephanie Gai

Accounting Manager

6/3/2026

Date

Cheryl Churchill

Executive Director

6/8/2026

Date

2026.07 Write Offs, Housing Authority of the City of Eureka

Ppty	Code	Name	Balance	Status	DL1	DL2	Move Out Date	Rent	Late	Work Orders	Misc Tenant Charge	Cleaning & Damages
255	t0003530		9,561.49	past	5/18/2026	6/3/2026	4/13/2026	4,087.00	540.00	755.68	2,116.81	2,062.00
255	t0006854		14,227.09	past	4/16/2026	5/18/2026	2/3/2026	12,895.00	460.00	872.09	-	-
			$ 23,788.58					$ 16,982.00	$ 1,000.00	$ 1,627.77	$ 2,116.81	$ 2,062.00

PREPARED BY

Jhonny Wilson — 6/25/2026

Accounts Receivable Clerk — Date

APPROVALS

Stephanie Gai — 06/25/2026

Accounting Manager — Date

Cheryl Churchill — 6/25/2026

Executive Director — Date

Housing Authority of the City of Eureka

Board of Commissioners Meeting

July 20, 2026

Agenda Item 8b

Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Approval of Employee Out of State Travel – HOTMA Training Conference

BACKGROUND AND HISTORY:

This memo requests Board approval of a resolution authorizing employee out-of-state travel to attend The Nelrod Company's HOTMA Calculation Workshop, scheduled for August 4-6, 2026, in San Antonio, Texas.

The conference provides training and technical guidance on federal housing regulations, best practices, and operational updates relevant to the Housing Authority's ongoing compliance and program administration. The Workshop will enhance their knowledge of income and rent determinations while learning the new HOTMA provisions pertaining to the calculation of rents. Attendance supports staff development and strengthens our capacity to implement current HUD requirements effectively. In accordance with the agency Personnel Policy, Section 802.2, all out-of-state travel must receive prior approval from the Board of Commissioners. Approval of this resolution will authorize designated Housing Authority employees to attend the conference and will allow staff to proceed with necessary travel arrangements.

FINANCIAL IMPACT:

Funds for staff training and travel are included in the approved FY 2026 budget. No additional appropriations are required.

IMPACT TO PERSONNEL:

The training received by attendees will enhance employee expertise, improve regulatory compliance, and strengthen the agency's overall operational capacity.

ALTERNATIVE:

If staff do not attend the Nelrod conference, staff may experience delays in implementing regulatory requirements and may miss valuable best-practice strategies that improve program efficiency and compliance. Other in-state training may be available as an alternative.

STAFF RECOMMENDATION:

Accept and adopt for approval.

RESOLUTION No. 2041

AUTHORIZING OUT-OF-STATE TRAVEL FOR HOUSING AUTHORITY OF THE CITY OF EUREKA EMPLOYEES TO A NELROD CONFERENCE IN SAN ANTONIO, TEXAS, AUGUST 2026

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Eureka recognizes the importance of providing employees and commissioners of the Housing Authority with access to professional development, training, and collaboration opportunities that advance the Organization's mission; and

WHEREAS, an upcoming conference to be held in the State of Texas offers essential training, industry updates, and peer engagement that will directly support the Organization's programs and service delivery; and

WHEREAS, out-of-state travel by Housing Authority employees and commissioners requires prior authorization from the Board of Commissioners and must comply with all applicable state policies, fiscal controls, and travel regulations;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes designated employees and commissioners of the Housing Authority of the City of Eureka to travel to the conference in Texas for official business purposes; and

BE IT FURTHER RESOLVED that the Executive Director (or designee) is authorized to approve the specific employees and commissioners attending, confirm that the travel is necessary and within approved budget parameters, and execute all related travel documents, reservations, and reimbursement approvals; and

BE IT FURTHER RESOLVED that this authorization applies solely to the approved conference in Texas and shall remain in effect until the completion of such travel or until modified by the Board.

PASSED AND ADOPTED on the ____ day of __________ 2026 by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

______________________	______________________
Name	Name
______________________	______________________
Title	Title
______________________	______________________
Signature	Signature

Housing Authority of the City of Eureka

Board of Commissioners Meeting

July 20, 2026

Agenda Item 8c

Memorandum

To: Commissioners
From: Cheryl Churchill, Executive Director
Subject: Annual Agency Plan Goals Update – For approval

BACKGROUND AND HISTORY:
As required by HUD, the Housing Authority must annually update the PHA Plan.

The Resident Advisory Board met on June 09, 2026, in person at the Housing Authority office, to discuss the PHA goals and objectives and provide input to the annual plan.

The Board is asked to review goals and progress updates, and to offer input to help shape the annual plan. The PHA Plan must be submitted to HUD by October 16, 2026. Pending any updates from this board meeting, the draft plan will be published for 45-day public review and comment. The plan will be brought back again at the September 21st meeting for final review and approval.

IMPACT TO PERSONNEL:
None.

FISCAL IMPACT:
None.

ALTERNATIVES:
None. The PHA Plan (including goals) are an annual requirement with HUD. If a PHA Plan is not completed and submitted timely, it puts housing authority funding at risk.

STAFF RECOMMENDATION:
For review and discussion only; provide input.

Revisit for final approval on September 21, 2026.

Streamlined Annual PHA Plan *(Small PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024

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, including changes to these policies, 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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	**PHA Information.**
A.1	**PHA Name**: Housing Authority of the City of Eureka PHA **Code**: ___CA025____________ **PHA Type:** ☒ Small **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2027 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units** 198 **Number of Housing Choice Vouchers (HCVs)** 0 **Total Combined** 198 **PHA Plan Submission Type:** ☒ Annual Submission ☐Revised Annual Submission **Availability of Information.** 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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ **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.	**Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	**Revision of Existing PHA Plan Elements.** (a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. *See attached 5-year Plan Goals with updates.*
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. 5-Year rolling Action Plan for 2026-2030 submitted 4/13/2026; approved 4/20/2026.
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:

	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	**New Activities** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☒ ☐ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD. ☒ ☐ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (a) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. **See description in B2 above.** (b) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. (c) The PHA must submit its Deconcentration Policy for Field Office Review. **<u>Demolition and/or Disposition</u>** HACE submitted applications to HUD's Special Application Center to allow for disposal of 8 units at Green Phase (3230 Hiler Street; to be demolished and replaced with 44 new construction units), 98 units at Red Phase (multiple addresses on Harris, Elizabeth, Prospect, Everding, Hiler, and Burrill streets, to be rehabbed), the Boys and Girls Club and EPD POP Annex buildings (on Prospect Street; to be demolished and replaced with a new community center) and 16 units at Blue Phase (on C and Clark Streets; 4 units of rehab and 12 units to be demolished and replaced with 44 new construction senior units). The applications were approved by HUD on April 7, 2026, and HACE continues to work toward securing financing, permitting, etc. on these phases of repositioning, expecting to start construction toward the end of 2026, carry it through 2027, with completion expected in 2028. See attached approval letter from HUD. **<u>Project Based Vouchers</u>** HACE will work with the Housing Authority of the County of Humboldt (HACH) to administer Project Based Vouchers (PBVs) on new construction and rehabilitated former Public Housing units. A PBV contract may be done in phases relative to the 98 rehab units, with assistance beginning in 2027. The new construction projects do not anticipate completion until 2028, and PBV assistance would start then.
B.2	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The most recent HUD-approved 5-Year Action Plan in EPIC is for 2026-2030, and it was approved 4/20/2026.
C	**Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years.
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**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.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ If yes, include Challenged Elements.
D.	**Affirmatively Furthering Fair Housing (AFFH).**
D.1	**Affirmatively Furthering Fair Housing.** **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-SM Annual Plan for Small PHAs

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

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c)

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

☐ **Homeownership Programs**. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual 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-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 **New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods. 1)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development. 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:
http://www.hud.gov/offices/pih/centers/sac/conversion.cfm. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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B.3 **Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 **Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 **Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

B. Annual Plan Elements Submitted All Other Years (Years 1-4). PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods. 1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for

Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development. 1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/conversion.cfm. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.2 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13(c), 24 CFR §903.19)

C.2 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (AFFH).

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.

Housing Authority of the City of Eureka

5-Year Goals, 2026-2030

and 2026 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.

2026 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), “Red Phase” (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 have been secured for Green Phase new construction of 44 units, and Red Phase rehab of 98 units. Tax credit applications will continue to be submitted to obtain financing for subsequent phases, 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.

2026 Update: The Housing Authority continues to work with third-party agencies to support tenants in need of services. Examples of local supportive agencies that worked with tenants include DHHS, IHSS, PACE, Senior Resource Center, APS, CWS, and A1AA.

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.

2026 Update: The website is updated to reflect the latest information available to the public.

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.

2026 Update: All staff completed fair housing and equal opportunity training in 2026. HACE will continue to periodically review processes and documents to determine what, if any, need to be translated 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.

2026 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.

2026 Update: Departments continue to 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 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.

2026 Update: The interview room with computer available for tenant use where clients can print paperwork needed for applications and recertification has been well received and utilized. We will continue to offer and publicize this resource.

Goal Eight **<u>Customer Feedback</u>**

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.

2026 Update: The annual survey will be sent to tenants in Q3 to solicit feedback. The Customer Service Survey link is always available on the website, to allow anyone to provide anonymous feedback.

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT

RESIDENT ADVISORY BOARD MEETING SUMMARY

June 9, 2026, 10:00am

Staff

Cheryl Churchill, Executive Director

Jessica Olson, Admin & HR Specialist

Attendees

None

Meeting Notes

Cheryl and Jessica waited until 1015am to see if the residents that had RSVP'd would show, however no tenants showed.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236   Fax: (312) 913-8892

OFFICE OF PUBLIC AND INDIAN HOUSING

April 7, 2026

Ms. Cheryl Churchill
Executive Director
Housing Authority of the City of Eureka
735 W. Everding Street
Eureka, CA 95503-5007

Dear Ms. Churchill:

The U.S. Department of Housing and Urban Development (HUD) Special Applications Center (SAC) hereby approves the disposition Applications, DDA0013060, DDA0013061, and DDA0013063 submitted on July 30, 2024, and October 9, 2024, by the Housing Authority of the City of Eureka (HACE). The three applications include a total of 1 non-dwelling building; 48 dwelling buildings containing 121 dwelling units and 3 non-dwelling units for a total of 124 units; and 8.59 acres of underlying land at a development known as Eureka City, CA025000001 (Property).

SAC has determined that HACE's proposed Property disposition is consistent with the U.S. Housing Act of 1937 (42 U.S.C. 1437p) (the Act) and 24 C.F.R. 970. The SAC approves the Applications as summarized below.

<table>
<tr><td colspan="5">DDA0013060</td></tr>
<tr><td colspan="5">Eureka City, CA025000001
Approved for Disposition: Buildings: 3; Units: 8; Acres: 1.19</td></tr>
<tr><td>Total Units to be Redeveloped: 44</td><td colspan="3">Less than 80% of Area Median Income</td><td></td></tr>
<tr><td></td><td>ACC</td><td>Non-ACC</td><td>PBV*</td><td>Manager Unit</td></tr>
<tr><td>Rental</td><td>0</td><td>0</td><td>43</td><td>1</td></tr>
<tr><td>Acquiring Entity</td><td colspan="4">Hiler I LP</td></tr>
<tr><td>Disposition Method</td><td colspan="4">Below FMV for nominal amount. Ground Lease for 99-Years</td></tr>
<tr><td>Justification</td><td colspan="4">24 CFR 970.17(c): physical obsolescence
See "Justification" section for more details.</td></tr>
<tr><td>Proposed Future Use</td><td colspan="4">Develop PBV Units</td></tr>
<tr><td>Commensurate Public Benefit</td><td colspan="4">Units will be utilized for affordable housing purposes, serving low-income families at or below 80 percent Area Median Income (AMI)</td></tr>
<tr><td colspan="5">Approved Building Address & Number Per PIC: 658 Burrill Street (21), 664 Burrill Street (21), 3244 Hiler Street (22), 3254 Hiler Street (22), 3230 Hiler Street (23), 3232 Hiler Street (23), 3234 Hiler Street (23), 3236 Hiler Street (23)</td></tr>
</table>

** This chart does NOT constitute HUD approval of the Project-Based Voucher (PBV) assistance to the units, only the number of units the PHA plans to attach PBV.*

DDA0013061				
Eureka City, CA025000001 **Approved for Disposition:** Buildings: 8; Dwelling Units: 16; Non-Dwelling Units: 2; A Non-Residential Building; Acres: 1.20				
Total Units to be Redeveloped: 48	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV*	Manager Unit
Rental	0	0	47	1
Acquiring Entity	Clark I LP			
Disposition Method	Below FMV for nominal amount. Ground Lease for 99-Years			
Justification	24 CFR 970.17(c): physical obsolescence *See "Justification" section for more details.*			
Proposed Future Use	Develop PBV Units			
Commensurate Public Benefit	Units will be utilized for affordable housing purposes, serving low-income families at or below 80 percent Area Median Income (AMI)			
Approved Building Addresses & Numbers Per PIC: 3129 Prospect Street (1), 3135 Prospect Street (1), 1123 C. Street #A and #B (41), 1127 C. Street # A and #B (42), 216 Clark Street #A and #B, (43), 224 Clark Street #A and #B (44), 1137 C Street #A, #B, #C, and #D, 1109 C Street #A and #B (B_0001), 1115 C Street #A and #B (B_0002) Non-Dwelling Building: 3117 Prospect Street (65)				

** This chart does NOT constitute HUD approval of the Project-Based Voucher (PBV) assistance to the units, only the number of units the PHA plans to attach PBV.*

DDA0013063				
Eureka City, CA025000001 **Approved for Disposition:** Buildings: 37; Dwelling Units: 97; Non-Dwelling Unit: 1 Acres: 6.20				
Total Units to be Redeveloped: 98	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV*	Manager Unit
Rental	0	0	98	-
Acquiring Entity	Hiler I LP			
Disposition Method	Below FMV for nominal amount. Ground Lease for 99-Years			
Justification	24 CFR 970.17(c): physical obsolescence *See "Justification" section for more details.*			
Proposed Future Use	Develop PBV Units			
Commensurate Public Benefit	Units will be utilized for affordable housing purposes, serving low-income families at or below 80 percent Area Median Income (AMI)			
Approved Building Addresses & Numbers Per PIC: 3118 Elizabeth Street (10), 3122 Elizabeth Street (10), 3130 Elizabeth Street (11), 3136 Elizabeth Street (11), 614 West Everding Street (12), 620 West Everding Street (12), 626 West Everding Street (13), 632 West Everding Street (13), 700 West Everding Street (14), 708 West Everding Street (14), 712 West Everding Street (15), 718 West Everding Street (15), 724 West Everding Street (16), 728 West Everding Street (16), 605 Burrill Street (17), 607 Burrill Street (17), 609 Burrill Street (17), 611 Burrill Street (17), 623 Burrill Street (18), 625 Burrill Street (18), 627 Burrill Street (18), 629 Burrill Street (18), 606 Burrill Street (19), 608 Burrill Street (19), 610 Burrill Street (19), 612 Burrill Street (19), 3107 Prospect Street (2), 3111 Prospect Street (2), 624 Burrill Street (20), 626 Burrill Street (20), 628 Burrill Street (20), 630 Burrill Street (20), 3243 Hiler Street (24), 3251 Hiler Street (24), 3231 Hiler Street (25), 3233 Hiler Street (25), 3235 Hiler Street (25),				

3237 Hiler Street (25), 3221 Hiler Street (26), 3223 Hiler Street (26), 3225 Hiler Street (26), 3227 Hiler Street (26), 623 West Everding Street (27), 629 West Everding Street (27), 605 West Everding Street (28), 611 West Everding Street (28), 3220 Elizabeth Street (29), 3222 Elizabeth Street (29), 3224 Elizabeth Street (29), 3226 Elizabeth Street (29), 727 W. Harris Street (3), 729 W. Harris Street (3), 3230 Elizabeth Street (30), 3232 Elizabeth Street (30), 3234 Elizabeth Street (30), 3236 Elizabeth Street (30), 3244 Elizabeth Street (31), 3252 Elizabeth Street (31), 531 West Everding Street (32), 535 West Everding Street (32), 3221 Elizabeth Street (33), 3223 Elizabeth Street (33), 3225 Elizabeth Street (34), 3227 Elizabeth Street (34), 3239 Elizabeth Street (35), 3243 Elizabeth Street (35), 3305 Elizabeth Street (36), 3309 Elizabeth Street (36), 3321 Elizabeth Street (37), 3323 Elizabeth Street (37), 3327 Elizabeth Street (38), 3329 Elizabeth Street (38), 719 West Harris Street (4), 721 West Harris Street (4), 723 West Harris Street (4), 725 West Harris Street (4), 3229 Prospect Street #A, #B, #C and #D (46), 3221 Prospect Street #A and #B (47), 3213 Prospect Street #A, #B, #C, and #D (48), 715 West Harris Street (5), 717 West Harris Street (5), 633 West Harris Street (6), 635 West Harris Street (6), 625 West Harris Street (7), 627 West Harris Street (7), 629 West Harris Street (7), 631 West Harris Street (7), 621 West Harris Street (8), 623 West Harris Street (8), 3106 Elizabeth Street (9), 3112 Elizabeth Street (9)

** This chart does NOT constitute HUD approval of the Project-Based Voucher (PBV) assistance to the units, only the number of units the PHA plans to attach PBV.*

Disposition Justification

HACE has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the Act and PIH Notice 2024-40. Specifically, HACE proposed the disposition because physical obsolescence and no reasonable program of modifications are cost-effective to return them to useful life. After SAC review, the SAC has determined that the rehabilitation cost estimate for the Property in PIC applications DDA0013060, and DDA0013063 is $24,870,244.78 which is 59.03 percent of the applicable TDC and therefore meets the applicable criteria for disposition of PIH Notice 2024-40. The SAC has determined that the rehabilitation cost estimate for the Property in PIC application DDA0013061 is $3,356,934.00 which is 62.41 percent of the applicable TDC and therefore meets the applicable criteria for disposition of PIH Notice 2024-40.

HACE's documentation indicates that new multifamily affordable rental housing with ancillary amenities and improvements will be constructed and operated for the benefit of low income families earning 80% of AMI or less.

Public Housing Field Office Certification

The Field Office certified on August 28, 2024, and December 20, 2024, that PHA complied with the following submission requirements:

- The PHA is a Qualified PHA, as defined by the Housing and Economic Recovery Act of 2008 and not required to submit an Annual Plan but must abide by 24 C.F.R. Part 903.
- Environmental Review Compliance under 24 CFR 970.13, 24 CFR 58.32, PIH Notice 2024-40 and PIH Notice 2016-22, as applicable.
- PHA is Public Housing Only Agency, and the Field Office approves of the PHA's TPV administering agency.

Fair Housing Certification

On March 31, 2025, and March 3, 2026, HUD Office of FHEO provided a memorandum to SAC indicating that it had reviewed the proposed removal.

Approval Conditions

- HACE must comply with all requirements of the Act, 24 C.F.R. part 970, and this approval letter in carrying out this disposition action.
- HACE shall not dispose of the Property until all residents have been relocated or placed under a non-Section 9 lease, all previously HUD approved demolition actions at the development are complete, and the Public Housing Field Office (Field Office) releases the Declaration of Trust (DOT).
- The Field Office is authorized to release the DOT from the Property in accordance with this approval. Prior to DOT release, the Field Office must confirm that the disposition transaction terms conform to this approval's requirements. The Field Office may request confirmation from HACE that relocation is complete in accordance with applicable requirements prior to releasing the DOT. HACE must submit a draft DOT release to the Field Office, along with any other documents requested by the Field Office.
- The Field Office is authorized to approve the removal of the Property (units and acreage) from IMS/PIC and HACE's public housing inventory, in accordance with 24 C.F.R. 970 and HACE's request.
- If HACE materially changes the plan for the Property, after receiving this approval (but prior to DOT release), SAC approval of the material change is required. Material changes include a different method of disposition, proposed commensurate public benefit justifying a below FMV disposition. HACE must request SAC approval by emailing SACTA@hud.gov with information about the change. **See "PHA's Next Steps" enclosure for directions regarding an application with material changes**.
- Below FMV transactions require the Property to be encumbered by use restriction covenants and a Disposition Agreement signed by both HUD local Field Office and the PHA. Under the use restriction term, the HACE and its successors agree for the benefit of HUD that the Property must be used for the "commensurate public benefit" as approved by the SAC in this letter. If the Property will be operated as affordable rental units to families at or below 80% of Area Median Income (AMI), units must be maintained in a condition that meets housing quality standards (HQS) for HUD's Section 8 program (or replacement standard), the rents must be affordable to these families (i.e., through LIHTC, HCV or other programs; or through a use restriction capping rents at 30% of 80% of AMI). The units must be operated and maintained as decent, safe, sanitary, and in good repair. The required term of the use restriction must be at least 30 years from the date of disposition (removal of DOT) (the Use Restriction Term). **See "PHA's Next Steps" enclosure for more directions regarding "Use Restriction".**

Tenant Protection Vouchers (TPVs)

The date of this approval determines HACE's maximum TPV eligibility based on current appropriations laws, and not HACE's actual TPV award. Rather, HACE's actual TPV award is based on the current Housing Choice Voucher (HCV) Funding Notice (PIH Notice 2025-13) at the time the TPV application (HUD-52515) is submitted to HUD, and the availability of TPV funding.

On the date of this approval, 115 units are currently occupied, and within the previous 24 months, an additional 8 units were occupied. HACE's Application reflects that no replacement public housing units will be developed on the Property. Therefore, HACE's maximum TPV award is as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award		
DDA0013060	**-**	**8**
DDA0013061	**-**	**18***
DDA0013063	**-**	**97**

* 2 non-dwelling units used for Special Use: Anti-Drug/Crime

This maximum TPV is subject to change if redevelopment plans change, and contingent on HUD approval before the HACE applies for TPV assistance. The Field Office has approved the PHA that will administer the TPVs.

IMS/PIC and Monitoring

In accordance with 24 C.F.R. 970.7(a)(4) and 24 C.F.R. 970.21(d), PHA submitted estimated timetables for the proposed disposition as follows:

	DDA0013060	
	Milestone	**Number of Days after Approval**
A	Begin Relocation	270
B	Complete Relocation	300
C	Execute Disposition Document	360
D	Dispose of Property/HUD Releases DOT	361

	DDA0013061	
	Milestone	**Number of Days after Approval**
A	Begin Relocation	270
B	Complete Relocation	360
C	Execute Disposition Document	360
D	Dispose of Property/HUD Releases DOT	361

	DDA0013063	

	Milestone	Number of Days after Approval
A	Begin Relocation	270
B	Complete Relocation	300
C	Execute Disposition Document	360
D	Dispose of Property/HUD Releases DOT	361

The Field Office has been informed of this approval and will assist HACE in its implementation. SAC recommends maintaining an open dialogue with your Field Office, residents and local officials. If PHA has any questions about this approval, please contact SACTA@hud.gov.

Please refer to **"PHA's Next Steps" enclosure** for more information on your public housing inventory removal and necessary actions if any material changes should occur.

Sincerely,

Belinda L. Bly, Director
Office of Urban Revitalization and
Special Applications Center

CC: San Francisco Field Office