



HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT



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

Monday, October 19, 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 hr@eurekahumboldttha.org prior to the Board of Commissioners meeting; or
- Call and leave a message at (707) 443-4583 ext. 219; or
- Request to speak during Public Comment (agenda item 2), subject to applicable time limits.

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

1. Roll Call

2. Public Comment (Non-Agenda):

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

3. Approve minutes of the Board of Commissioners regular meeting held September 21, 2026.

4. Bills and Communications:

- 4a. Tenant Newsletter: Housing Insider, September issue, Q3 2026
- 4b. TCAC Reservation Letter – Tax Credits, Blue Phase

Pages

3-5

6-7

8-12



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.

- 13-15 5a. Occupancy and Leasing Report
- 16 5b. HCV Utilization Reports
- 17 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:

- 18-45 8a. Resolution 2045, Annual Operating Budget for FY Ending December 31, 2027
Recommended Board Action; *Accept and Adopt for Approval*
- 46-67 8b. Resolution 2046, Proposed Utility Allowance Study Schedule for 2027
Recommended Board Action: Accept and Adopt for Approval
- 68-75 8c. Resolution 2047, Authorizing Joint Application to and Participation in the Homekey+ Program
Recommended Board Action; *Accept and Adopt for Approval*
- 76-82 8d. Resolution 2048, Authorizing Ground Release and Financing Activity, Green Phase
Recommended Board Action; *Accept and Adopt for Approval*

9. Closed Session – If needed.

10. Adjournment

Note: The next regularly scheduled meeting is November 16, 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, September 21, 2026, 5:45pm

Chairperson Serotta declared a quorum present and called the meeting to order at 5:55pm.

1. Roll Call

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

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

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

Motion to approve the minutes of the August 17, 2026 regular meeting made by
Commissioner Byers

Second – Vice-Chairperson Konkler

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

4. Bills and Communications: none

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: none

7. Unfinished Business: None

8. New Business:

8a. Resolution 2043, Write Off of Uncollectible Debt

Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION 2043

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;

<u>Housing Program</u>	<u>Amount</u>
Public Housing, DL1 Returned 09/02/26	\$11,356.15

Motion to approve Resolution 2043 made by Commissioner Maschke

Second – Commissioner Byers.

Ayes: Serotta, Konkler, Byers, Maschke

Nays: None

Abstain: None

Absent: Raymond, Escarda

Chairperson Serotta declared the motion carried to approve Resolution 2043.

8b. Resolution 2044, To approve annual agency plan

Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION 2044

RESOLUTION TO APPROVE ANNUAL AGENCY PLAN

WHEREAS, In order to be in compliance with regulations of the United States Department of Housing and Urban Development, the Housing Authority of the City of Eureka must submit an annual Plan to HUD to document program changes; and

WHEREAS, The Agency Plan has been reviewed for accuracy and completeness; and

WHEREAS, A Public Notice was published stating the Draft Agency Plan was available for review at the Housing Authority office from July 30, 2026 through September 13, 2026, and available on the Housing Authority of the City of Eureka website and front lobby of the Housing Authority office; and

WHEREAS, The Public Hearing was held on September 1, 2026; and

WHEREAS, There were no changes or corrections to the agency plan suggested.

NOW, THEREFORE, BE IT RESOLVED, That the Commissioners of the Housing Authority of the City of Eureka do hereby approve the Annual Agency Plan for 2027 as submitted for review.

Motion to approve Resolution 2044 made by Vice-Chairperson Konkler

Second – Commissioner Maschke.

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

Chairperson Serotta declared the motion carried to approve Resolution 2044.

9. Closed Session: None needed.

10. Adjournment

There being no further business to come before the Commissioners, the meeting was adjourned at 6:07 pm.

Secretary

Chairperson



HOUSING INSIDER

"COMMUNICATION LEADS TO COMMUNITY"

ISSUE OCTOBER 2026

REDEVELOPMENT AND RELOCATION UPDATE

Thank you for your continued patience and cooperation as we complete the inspections and other important work needed to move our redevelopment project forward. We are getting closer to breaking ground and beginning renovations, and we appreciate your partnership throughout this process.

WHAT TO EXPECT

New construction and renovations will take place at the same time. While we build the new development on the current park site, we will also renovate the existing units in five phases.

Each renovation phase will include approximately 20 units and is expected to take approximately 4–5 months to complete.

Once the first group of units has been renovated, we will begin moving residents from the next renovation phase into the newly completed homes, as units become available and we are able to appropriately match households with the updated units.

If a right-sized unit is not available, we will work with you to identify another available unit or, when appropriate, assist you with finding off-site housing with voucher assistance. This process will continue from one phase to the next throughout the project until all units have been renovated.

HOW YOU CAN PREPARE

We encourage everyone to begin preparing for relocation now. Taking small steps early—such as packing, cleaning, and organizing your belongings—can help make the moving process easier when it is your turn.

Please look at your mail carefully for official relocation notices. When you receive a notice, please read it thoroughly and stay in communication with the relocation consultants from LaCal Consulting. They are available to guide you through the relocation process, answer your questions, and help you understand the next steps.

It is also important that you keep your account current and continue paying your rent and any other charges on time each month.

Thank you again for your patience, cooperation, and partnership as we work toward creating improved homes and a stronger future for our community. We will continue to provide updates as the project moves forward.

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

Oct 12	– Indigenous People's Day
Nov 09	– Diwali Day
Nov 11	– Veteran's Day
Nov 25 – 26	– Thanksgiving

RENT STATEMENTS

The Housing Authority sends a statement to every tenant each month. If you are unsure how much you owe on your account, please check your mail during the **last week of each month**, when statements are sent for the following month.

Your monthly statement will show:

- Previous month balance carried forward.
- Current month's balance.

If your statement shows a zero balance or negative number (usually shown in parentheses), **this means you do not currently have a balance due.**

Rent is due by the 5th of each month, or the next business day if the 5th falls on a weekend or holiday. A \$20 late fee will be charged to your account if your rent is not received by the due date.

If keeping track of paper statements is difficult, we encourage you to register for the Tenant Portal. If you need help setting up online payments, contact **Accounting at 707-443-4583, ext. 235.**

General Information

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

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

We have a drop box by our main front door for the submission of payments and documents.

WHO TO CONTACT

Call our main line at 707.443-4583; then:

Work order requests.....	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

Q&A

Q: What should I do before moving out of my unit?

Before You Turn In Your Keys

- ☐ Remove all personal belongings and trash
- ☐ Clean the entire unit
- ☐ Clean appliances, cabinets, bathrooms, and floors
- ☐ Remove unauthorized items or alterations
- ☐ Report any maintenance concerns
- ☐ Check closets, cabinets, storage areas, and outdoor spaces
- ☐ Return all house keys and mailbox keys
- ☐ Follow all move-out instructions provided by the Housing Authority



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.

Visit us at www.eurekahumboldtha.org

Prepare Now for Winter Weather

National weather forecasters are currently anticipating a strong El Niño pattern for winter 2026–2027, which could bring periods of heavy rain and severe storms to our area. With the potential for increased precipitation beginning as early as October and continuing through the winter, now is a good time to prepare.

There are several steps you can take to help protect yourself and your home:

1. Inspect your unit for maintenance issues.

Please check your unit now for anything that could allow water or cold weather to enter, including leaks, broken windows, missing weather stripping around doors, or other maintenance concerns. If you identify an issue, please contact maintenance at **707-443-4583, ext. 218**.

2. Protect belongings from potential water intrusion.

Although our housing is not located in a designated flood zone, extreme weather can sometimes produce rainfall faster than water can be absorbed or drained, resulting in temporary flooding or water intrusion.

If you live on the ground floor or in a single-story building, move electronics, important documents, and other valuable items off the floor and onto higher surfaces. Keep valuable belongings away from windows, which can be particularly vulnerable to leaks during heavy rain and wind.

3. Prepare for possible power outages.

As always, keep flashlights, radios, and cell phones fully charged and readily available. We also recommend maintaining at least a **3-day emergency supply** of:

- Bottled water
- Non-perishable food
- Prescription medications
- First-aid supplies

Taking these simple steps now can help you and your household stay safer and better prepared if severe winter weather occurs.

Thank you for helping us prepare for the winter season.

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



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 Capitol Mall, Suite 280
Sacramento, CA 95814
p (916) 654-6340
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www.treasurer.ca.gov/ctcac

MEMBERS
FIONA MA, CPA, CHAIR
State Treasurer

MALIA M. COHEN
State Controller

JOE STEPHENSHAW
Director of Finance

GUSTAVO VELASQUEZ
Director of HCD

TONY SERTICH
Executive Director of CalHFA

EXECUTIVE DIRECTOR
MARINA WIAINT

Reservation Letter

October 6, 2026

Cheryl Churchill
Clark I LP
735 West Everding Street
Eureka, CA 95503

Email: cherylc@eurekahumboldtha.org

RE: Blue Phase
224 Clark Street & 1137 C Street
Eureka, CA 95501
CA-26-080
Completion date: December 31, 2028
Minimum low-income election: 40%/60%

Dear Cheryl Churchill,

The California Tax Credit Allocation Committee ("CTCAC"), in its role as administrator of the federal and California Low Income Housing Tax Credit programs established by Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and Sections 17058, 12206, and 23610.5 of the California Revenue and Taxation Code, hereby reserves for the project (the "Project") referenced above and described in the staff report attached hereto, 2026 low income housing tax credits in the following amount(s) and under the following conditions and limitations:

\$3,142,051: in federal Tax Credits annually for each of ten years (applicable percentage of 9.00% and/or estimated 4.00% for acquisition);

\$1,725,120: in total state Tax Credits to be taken over a four-year period.

These credit amounts have been calculated using the estimated qualified basis and estimated applicable percentage(s) identified in the attached staff report. While the actual qualified basis and applicable percentages may change, the credit amounts of the reservations stated above are maximum credit amounts and cannot be exceeded.

Applicants requesting state credits shall make an election to sell (“certificate”) all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). The applicant may make the election to sell at any time before CTCAC issues the Form(s) 3521A for the project, at which point the election shall become irrevocable. Furthermore, the Applicant who sells any portion of the state credit and a buyer who later resells any portion of the credit shall report to CTCAC within 10 days of the sale of the credit, in a form specified by CTCAC, all required information regarding the purchase and sale of the credit. At the request of the owner, CTCAC shall reissue the Form 3521A in the name of the buyer.

This Reservation is conditioned upon the Project Applicant (the “Applicant”) constructing, rehabilitating or acquiring and rehabilitating the Project in accordance with the application for low income housing tax credits (the “Application”) submitted to CTCAC (subject to the Applicant maintaining its eligibility under all selection criteria and adhering to all conditions stated in the attached staff report) and is subject to full compliance by the Applicant with the Code and the California Code of Regulations, Title 4, Chapter 17 (the “Regulations”). This Reservation is further conditioned upon the owner posting project signage at the construction site in a manner consistent with criteria outlined on the CTCAC website at: <http://www.treasurer.ca.gov/ctcac/signage/memo.pdf>. This Reservation is further conditioned upon the Project receiving an Internal Revenue Service (IRS) form 8609 in 2026 or submitting to the Committee all documentation qualifying for a Carryover Allocation as specified in Committee Regulation Section 10328(d). **For 2026 award recipients, an application for a Carryover Allocation must be submitted by October 26 of the year of the reservation, together with the applicable allocation fee and all required documentation, except that the time for meeting the “10% test” and submitting related documentation will be no later than twelve (12) months after the date of the Carryover Allocation. Failure to submit the applicable allocation fee by the deadline above will result in cancellation of this Reservation.** No change in the owner, general partner(s) of the owner, or any members of a Limited Liability Company that has an ownership interest in the Project shall occur prior to final allocation of the Tax Credits without the prior written consent of CTCAC. If such consent is given, this Reservation is binding on all successors and assigns. In order to obtain a Carryover Allocation and retain this Reservation, the following must be submitted no later than October 26th, except that the time for meeting the “10% test” and submitting related documentation will be no later than twelve (12) months after the date of the Carryover Allocation:

- evidence that the Applicant had uninterrupted control of the Project site since filing the original application with CTCAC and, if the site is not already owned, evidence that the Applicant will maintain site control until the time for submitting the evidence of the land’s purchase that will be no longer than twelve (12) months after the date of the Carryover Allocation;
- a certification, on forms supplied by CTCAC, that Applicant’s basis as of the date of the Carryover Allocation or the date that will be no later than twelve (12) months after the date of the Carryover Allocation, exceeds 10% of the anticipated basis of the Project upon completion (see Section 42(h)(1)(E) and applicable IRS Notices);
- evidence of site control. Evidence may take the form of any of the following: a preliminary title report issued no earlier than 30 days prior to the date of the

Carryover Allocation submission; a conformed copy of the recorded grant deed; or a conformed copy of the recorded memorandum of lease;

- any other information required by the IRS or CTCAC;

Applicants that received full points in the Readiness to Proceed point category must be able to begin construction, meet all of the following requirements and submit evidence of the same no later than 181 days from the date hereof, that is, no later than **April 5, 2027**. Such evidence shall include a completed updated application form along with a detailed explanation of any changes from the initial application, an executed construction contract, recorded deeds of trust for all construction financing (unless a project's location on tribal trust land precludes this), binding commitments for permanent financing, binding commitments for any other financing required to complete project construction, a limited partnership agreement executed by the general partner and the investor providing the equity, an updated CTCAC Attachment 16, payment of all construction lender fees, issuance of building permits (a grading permit does not suffice to meet this requirement) or the applicable tribal documents, and notice to proceed delivered to the contractor. **Failure to meet this timeline shall result in rescission of the Credit Reservation or the issuance of negative points.**

Pursuant to Regulation Section 10328(c), the Applicant must provide the Committee with a completed updated application form in an email to TCACdocs@treasurer.ca.gov or on a flash drive no later than 181 days following the Reservation. Applicants may submit documents for each CTCAC deadline on flash drive, including Placed in Service documents. **CTCAC will not accept the Placed in Service documents by email or over the internet.**

Before issuance of IRS Form 8609 and/or FTB 3521A, the project owner will be required to sign a CTCAC Regulatory Agreement and lease rider, if applicable, which will bind current and future owners to covenants previously agreed to by the project owner and CTCAC. The project will be monitored by CTCAC for the duration of the compliance period to ensure that the project is abiding by all covenants. Projects will be charged a one-time monitoring fee of \$700 per low income unit. This fee must be paid before any tax forms will be issued and/or the Regulatory Agreement will be recorded. (Credits cannot be claimed if the Agreement has not been recorded.)

Within one year from the project's actual placed in service date, the Applicant must request from CTCAC the issuance of Internal Revenue Service (IRS) Form(s) 8609 and submit the required documentation as specified in CTCAC Regulation Section 10328(e). Prior to issuance of IRS Form 8609 and/or FTB 3521A, the project owner must submit to CTCAC the following in the form of a flash drive (Please do not submit these documents in a CD/DVD):

- an updated application (in MS Excel format) which shows in every respect what changes have occurred or are being proposed from the application upon which this Reservation was made (all changes are subject to approval by the Committee);
- all documents under Regulation Section 10322(i); and
- all documents required at Placed in Service are located on the CTCAC website at: <https://www.treasurer.ca.gov/ctcac/in-service/STOhome.asp>

Failure to provide the required request and documentation by the deadline may result in negative points as specified in Committee Regulation Section 10325(c)(2).

No later than 5:00 p.m. on **October 26, 2026**, the Applicant must provide a payment to the Committee in the amount of **\$100,000**, which is the **performance deposit** required for this Project. Please submit an electronic payment by visiting the CTCAC website <https://www.treasurer.ca.gov/ctcac/>. If preferred, a check may be made out to CTCAC. Failure to provide the performance deposit by October 26th, 2026, shall result in cancellation of the reservation. The performance deposit may only be refundable under the circumstances and conditions set forth in the Committee Regulation Section 10335(e)(3).

Similarly, no later than **October 26, 2026**, the Applicant must provide a payment to the Committee in the amount of **\$112,000**, which represents the **allocation fee** for this Project. Please submit an electronic payment by visiting the CTCAC website <https://www.treasurer.ca.gov/ctcac/>. If preferred, a check may be made out to CTCAC. The allocation fee is not refundable.

By accepting this Reservation, the owner understands and accepts the risks that the U.S. Congress, U.S. Department of the Treasury, or the State of California may change the requirements for the award of tax credits by subsequent enactment of law or regulation. The Applicant further acknowledges that it has consulted its own tax advisor as to any consequences related to this Reservation or eventual award of tax credits.

Applicant acknowledges that it is under an affirmative obligation to advise CTCAC of any material change in the nature or composition of the owner or the development team or of any of the specifics of the Project set forth in the Application.

Applicant acknowledges that, in awarding tax credits, CTCAC has reserved a portion of the annual ceiling for Applicant's use, but that CTCAC makes no representation that such credits can be claimed by Applicant. Applicant further acknowledges that upon its failure to meet any of the requirements in this Reservation or the reservation itself or any other requirements of CTCAC or, upon mutual consent with CTCAC, the Project's reservation may be canceled, and the credits returned to CTCAC. Moreover, even after the award of the carryover allocation, the amount of such allocation may be adjusted if, upon the initial and subsequent feasibility determinations, CTCAC determines that the Project received more credits than are necessary for financial feasibility of the Project. In addition, CTCAC may rescind a reservation or allocation of credits in the event that the maximum amount of credits achievable is insufficient for financial feasibility of the Project.

CTCAC accepts no responsibility for any adverse consequences to the owner if the owner chooses to proceed with the Project based upon this Reservation. The owner is advised that CTCAC is required by law to evaluate the Project a minimum of two additional times. These evaluations must occur at the time of the 181-day deadline and when the Project is placed in service. Further evaluations may result in the denial of any allocation of tax credits or a reduction in the amount of tax credits finally allocated to this Project.

No CTCAC committee member, officer, director, agent, or employee shall be personally liable concerning any matters arising out of, or in relation to, the undertakings or obligations set forth herein.

Please examine the provisions of this Reservation carefully, and advise me promptly if there are any errors contained herein. If you agree to the terms of this Reservation, **please sign and date this form and deliver the reservation letter and performance deposit no later than 5:00 p.m. on October 26, 2026.** CTCAC reserves the right to revoke this Reservation if it discovers that the Applicant has provided erroneous or fraudulent information to CTCAC in connection with the Application or fails to comply with any of the requirements of CTCAC. You are encouraged to keep a copy of this document for your records.

If you do not wish to accept this reservation offer, please notify this office as soon as possible so that the credit may be reserved for another project.

Executed this 6th day of October 2026.



By: _____
Marina Wiant
Executive Director

Accepted this _____ day of _____, 2026.

By: _____
(signature)

(type or print name)

(type or print title)

Occupancy and Leasing Report
Aug-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	179	176					1098
Eureka Family Housing	51	49	48	47	47	49	49	49	49					1080
Eureka Senior Housing	22	22	21	21	21	22	22	22	22					231
Total City Units	268	258	254	254	253	254	254	250	247	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	855	852					1622
VASH Vouchers	100	88	86	87	88	88	91	88	87					N/A
Mainstream Vouchers	75	71	71	69	70	69	70	73	73					N/A
Emergency Housing Vouchers (EHV)	182	102	99	96	97	96	96	95	92					N/A
FYI Foster Youth to Independence (2026)	8	0	0	0	0	0	0	0	0					N/A
Total All Vouchers	1599	1151	1138	1129	1128	1123	1119	1111	1104	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	22	22					N/A
PBV-HCV - Bayview Heights (Eureka)	3	2	2	2	2	2	3	2	2					4
PBV-HCV - Sorrell Place (Arcata)	5	5	5	5	5	5	5	5	5					5
PBV-HCV - Providence (Eureka)	42	37	37	37	37	37	38	35	37					N/A
PBV-HCV - Laurel Canyon (Eureka)	35	35	34	34	35	35	35	34	35					6
PBV-HCV - Key Me Ek (Eureka)	13	13	13	13	12	12	12	12	11					7
PBV-HCV - The Mallard (Eureka)	**													8
Total Project Based Vouchers	120	114	111	111	112	111	113	110	112	0	0	0	0	10

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

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

- Total PH units is 198; 3 units are exempted for EPD use, Boys & Girls Club, and Maintenance use, and are unavailable for tenant rental.
HACE is starting a plan of held vacancies in the 25-1/Prospect Street units to facilitate rehabilitation plans in later 2026.
- Mainstream vouchers were awarded December 2020. Funding and voucher issuance began April 2021.
25 Mainstream vouchers will be allocated via waitlist pulls; 50 will be via referral from CoC partners.
Mainstream applicants share waitlist with HCV applicants.
- No PHA waitlist for EHV's; all are issued based on referral from HHHC or HDVS. Referrals began Q4 2021; no new vouchers after 9/30/2023.
- Bayview Heights - 25 PBVs for veterans at 4th & C Street, Eureka; contract signed 6/30/2020. 3 vouchers reserved for non-VASH prioritized clients, pulled from waitlist.
- Sorrell Place - 5 PBV units for extremely low income households; 7th & I Street, Arcata; contract signed 6/1/2022.
- Providence Mother Bernard House - 42 PBV units based on referral from CoC; contract signed 1/8/2024.
- Laurel Canyon (7th & Myrtle Ave.) - 35 senior PBV units; contract signed 12/7/2023.
- Key-Me-Ek - 13 PBV units based on referral from CoC; contract signed 11/1/2024.
- FYI Vouchers (Foster Youth to Independence) - DHHS and HACH entered an MOU in 2025 to request and administer FYI vouchers.
Up to 25 vouchers can be requested per year; 3 vouchers funded Q1-2026, additional 5 funded Q3-2026.

**10. The Mallard (Linc Housing) - 25 PBVs will assist extremely low income households at three locations in Eureka; lease-up expected Q4 2026

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

	January	February	March	April	May	June	July	August	Total
Traditional HCV & VASH (includes PBVs and FYI)									
A									
HAP income (budget authority)	\$ 785,634	\$ 785,634	\$ 785,634	\$ 776,809	\$ 777,552	\$ 765,627	\$ 763,641	\$ 766,950	\$ 6,207,481
HAP expenses	(775,130)	(770,782)	(764,866)	(766,201)	(758,946)	(754,836)	(748,795)	(742,275)	(6,081,831)
Surplus (Deficit)	10,504	14,852	20,768	10,608	18,606	10,791	14,846	24,675	125,650
B									
% Total income utilized	98.66%	98.11%	97.36%	98.63%	97.61%	98.59%	98.06%	96.78%	97.98%
Administrative/Other Income	115,892	100,837	100,774	107,311	96,871	109,568	109,560	120,085	860,897
Operating expenses	(95,725)	(86,361)	(92,929)	(88,874)	(84,162)	(84,151)	(84,998)	(105,833)	(837,033)
Surplus (Deficit)	20,167	14,476	7,845	18,437	12,709	11,417	(75,438)	14,252	23,863
E									
Remaining HAP Cash	10,950	8,580	18,528	163,826	115,592	129,904	126,876	135,445	
Remaining Non-HAP Cash	1,011,428	1,012,302	1,020,956	1,070,413	1,046,493	1,061,251	1,075,172	1,089,242	
Total HCV Cash	1,022,378	1,020,882	1,039,484	1,234,239	1,162,085	1,191,155	1,202,048	1,224,687	
Cash Increase/(Decrease)	25,270	(1,496)	18,602	194,755	(72,154)	29,070	10,893	22,639	
# of Households Assisted	975	968	963	959	956	951	943	939	7,654
New Vouchers Searching at End of Month	6	4	6	5	6	1	2	4	
Average HAP Payment	\$ 795	\$ 796	\$ 794	\$ 799	\$ 794	\$ 794	\$ 794	\$ 790	\$ 795
Mainstream (disabled & non-elderly)									
A									
HAP income (budget authority)	\$ 56,829	\$ 56,829	\$ 51,816	\$ 59,334	\$ 58,592	\$ 59,954	\$ 61,939	\$ 62,249	\$ 467,542
HAP expenses	(58,287)	(58,339)	(56,274)	(58,524)	(57,190)	(59,109)	(60,735)	(60,246)	(468,704)
Surplus (Deficit)	(1,458)	(1,510)	(4,458)	810	1,402	845	1,204	2,003	(1,162)
B									
% Total income utilized	102.57%	102.66%	108.60%	98.63%	97.61%	98.59%	98.06%	96.78%	100.25%
Administrative/Other Income	6,653	6,648	6,655	17,718	6,923	100	140	1,442	46,279
Operating expenses	(5,716)	(5,601)	(6,470)	(5,999)	(7,617)	(6,589)	(12,200)	(7,194)	(57,387)
Surplus (Deficit)	935	1,048	185	11,719	(694)	(6,489)	(12,060)	(5,752)	(11,107)
D									
Remaining HAP Cash	1,374	(12,200)	1,734	29	29	11,950	10,155	11,147	
Remaining Non-HAP Cash	75,538	76,355	55,553	68,506	58,118	51,345	44,666	39,271	
Total MSV Cash	76,912	64,155	57,287	68,535	58,147	63,295	54,821	50,418	
Cash Increase/(Decrease)	1,371	(12,758)	(6,868)	11,248	(10,388)	5,148	(8,474)	(4,403)	
New Vouchers Searching at End of Month	-	-	4	-	-	-	-	-	
# of Households Assisted	71	71	69	70	69	70	73	73	566
Average HAP Payment	\$ 821	\$ 822	\$ 816	\$ 836	\$ 829	\$ 844	\$ 832	\$ 825	\$ 828
Emergency Housing Vouchers (EHVs)									
A									
HAP income (budget authority)	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 896,351
HAP expenses	(95,024)	(91,056)	(90,143)	(89,910)	(89,136)	(88,809)	(86,923)	(82,920)	(713,921)
Surplus (Deficit)	17,020	20,988	21,901	22,134	22,908	23,235	25,121	29,124	182,430
C									
% Total income utilized	84.81%	81.27%	80.45%	80.25%	79.55%	79.26%	77.58%	74.01%	79.65%
Administrative/Other Income	13,288	13,238	12,166	12,256	12,169	9,120	9,114	12,219	93,570
Operating expenses	(9,379)	(9,607)	(10,673)	(10,232)	(12,369)	(10,942)	(18,885)	(12,782)	(94,869)
Surplus (Deficit)	3,908	3,630	1,494	2,024	(200)	(1,822)	(9,772)	(562)	(1,299)
E									
Remaining HAP Cash	19,084	19,719	28,256	30,157	38,390	11,946	53	5,967	
Remaining Non-HAP Cash	153,757	172,019	174,073	175,398	174,803	173,340	164,330	170,620	
Total EHV Cash	172,840	191,738	202,329	205,554	213,193	185,286	164,383	176,587	
Cash Increase/(Decrease)	14,086	18,898	10,590	3,226	7,639	(27,907)	(20,903)	12,204	
New Vouchers Searching at End of Month	-	-	-	-	-	-	-	-	
# of Households Assisted	102	99	96	97	96	96	95	92	773
Average HAP Payment	\$ 932	\$ 920	\$ 939	\$ 927	\$ 929	\$ 925	\$ 915	\$ 901	\$ 924

Monthly HAP Summary

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

	January	February	March	April	May	June	July	August	Total
Total All Voucher Programs									
A HAP income (budget authority)	\$ 954,507	\$ 954,507	\$ 949,494	\$ 948,188	\$ 948,188	\$ 937,624	\$ 937,624	\$ 941,243	\$ 7,571,374
HAP expenses	(928,441)	(920,177)	(911,283)	(914,635)	(905,272)	(902,754)	(896,453)	(885,441)	(7,264,456)
Surplus (Deficit)	26,066	34,330	38,211	33,553	42,916	34,870	41,171	55,802	306,918
B % Total income utilized	97.27%	96.40%	95.98%	96.46%	95.47%	96.28%	95.61%	94.07%	95.95%
Administrative/Other Income	135,833	120,722	119,595	137,285	115,962	118,788	118,814	133,747	1,000,746
Operating expenses	(110,822)	(101,569)	(110,071)	(105,105)	(104,148)	(115,683)	(216,084)	(125,808)	(989,289)
Surplus (Deficit)	25,011	19,153	9,524	32,180	11,815	3,106	(97,270)	7,939	11,457
Remaining HAP Cash	31,407	16,099	48,518	194,011	154,010	153,800	137,083	152,558	
Remaining Non-HAP Cash	1,240,724	1,260,676	1,250,582	1,314,317	1,279,414	1,285,936	1,284,169	1,299,134	
Total Program Cash	1,272,131	1,276,775	1,299,099	1,508,328	1,433,424	1,439,736	1,421,252	1,451,691	
Cash Increase/(Decrease)	40,728	4,644	22,324	209,229	(74,904)	6,312	(18,484)	30,439	
# of Households Assisted	1,148	1,138	1,128	1,126	1,121	1,117	1,111	1,104	8,993
New Vouchers Searching at end of month	6	4	10	5	6	1	2	4	
Average HAP Payment	\$ 809	\$ 809	\$ 808	\$ 812	\$ 808	\$ 808	\$ 807	\$ 802	\$ 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 vouchers can still be issued.
- C** No longer issuing EHV vouchers. Budget authority extends through 2026, with any remaining reserves funding vouchers through sunset of program.
- D** HAP cash on hand is minimal, but HAP advances are available through HUD. Restrict cash position may go "negative" while waiting for HUD advance HAP deposits and is temporarily funded with excess unrestricted funds.

HUD Held Reserves *estimated as of 07/31/2026*

HCV - \$367,766

MSV - \$0

EHV - \$671,970

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

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

Housing Choice Vouchers

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	918	903	882	866	884	866	843	877	1005	975
February	919	898	894	867	875	858	844	926	1002	968
March	918	896	897	861	875	862	844	934	1005	963
April	919	908	895	859	873	858	844	934	1013	959
May	917	905	895	850	873	861	838	947	1009	956
June	914	898	892	853	868	864	841	954	1004	951
July	919	895	882	873	865	856	849	973	999	943
August	917	888	879	872	864	854	847	976	992	939
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	957
UML's	10,965	10,736	10,612	10,449	10,426	10,257	10,117	11,485	11,978	7,654

Mainstream Vouchers

				<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January					27	43	51	55	71
February					27	45	53	59	71
March					28	48	54	64	69
April					29	50	54	68	70
May					31	50	55	69	69
June					32	51	55	71	70
July					36	52	54	71	73
August				4	37	53	55	71	73
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	71
UML's				88	397	594	657	807	566

Emergency Housing Vouchers

				<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January					5	86	145	128	102
February					11	100	146	124	99
March					15	102	144	123	96
April					18	108	143	118	97
May					23	111	142	116	96
June					30	114	141	112	96
July					38	127	142	111	95
August					42	127	143	112	92
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	97
UML's				4	441	1435	1698	1377	773

Total All Voucher Programs

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	918	903	882	866	884	898	972	1073	1188	1148
February	919	898	894	867	875	896	989	1125	1185	1138
March	918	896	897	861	875	905	994	1132	1192	1128
April	919	908	895	859	873	905	1002	1131	1199	1126
May	917	905	895	850	873	915	999	1144	1194	1121
June	914	898	892	853	868	926	1006	1150	1187	1117
July	919	895	882	873	865	930	1028	1169	1181	1111
August	917	888	879	872	868	933	1027	1174	1175	1104
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	1,124
UML's	10,965	10,736	10,612	10,449	10,518	11,095	12,146	13,840	14,162	8,993

Housing Authority of the City of Eureka (HACE)

Repositioning Updates 10/2026

Date	Description
Accomplishments	
10/2026	<ul style="list-style-type: none"> Vouchers issued to tenants to assist with relocation; more tenants getting relocated Tax credits awarded for Blue Phase C & Clark Redevelopment
Issues	
10/2026	<ul style="list-style-type: none"> HUD delays in processing; still waiting on HUD release of Declaration of Trust for Green Phase, cannot close financing without completion of this step Funding is short for BGCR/Community Center; looking at various options to reduce costs and/or increase funding; \$100K grant app submitted 8/2026; waiting on response; working on various value engineering options and opportunities for local businesses to contribute portions of playground
Risks	
Ongoing	<ul style="list-style-type: none"> Unquantifiable risk that potential cuts in HCV funding would impact availability of vouchers and voucher funding. Unquantifiable risk that interest rates and 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	
	<ul style="list-style-type: none"> Working toward finance close for Green/Red, planned for 11/5/2026 Will start working toward finance close for Blue Phase required by 4/5/2027
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

October 19, 2026

Agenda Item 8a.

Memorandum

To: Commissioners

From: Dustin Wiesner, Deputy Director

Subject: Housing Authority of the City of Eureka's 2027 Budget

BACKGROUND AND HISTORY:

Presented is the 2027 Budget for the Housing Authorities of the City of Eureka and the County of Humboldt. Below are financial highlights specific to the Housing Authority of the City of Eureka.

The following sections summarize key program-level financial projections and major budget assumptions.

**All comparative figures compare approved 2026 budget to the presented 2027 budget*

Highlights

Total City Budget (pg. 3-4)

- Net income is projected to increase from (\$397,949) to (\$26,795) and cash reserves are expected to increase from \$815,764 to \$1,384,866.
 - As with prior years, several properties report accounting losses due to depreciation expense while remaining cash-flow positive and continuing to build operating reserves.
- We're expecting construction to start on a new property, "Hiler", which consists of 142 total units. The property will reposition 106 existing Public Housing units, including rehabilitation of 98 units and replacement of 8 obsolete units, while adding 36 new units.
- Operating costs continue to see increases primarily related to inflation, and especially planned increases in our utility costs.
- A 3.6% Cost of Living Adjustment (COLA) is requested to account for inflation and remain competitive in the current labor market.

Public Housing (PH) (pg. 5-6)

- Net income is projected to increase from (\$355,220) to (\$116,249) primarily due to:
 - Public Housing will receive a temporary increase in grant funding. HUD awards an Asset Repositioning Fee (ARF), as well as Demolition Disposition Transitional Funding (DDTF), to help offset the reduction in tenant rents in Public Housing associated with repositioning. ARF is phased out over two-years, while DDTF is phased out after five-years.
 - Despite rising costs in property maintenance and utilities, we are seeing a drastic reduction in total expense due to the new Hiler property, since our Public Housing portfolio is being reduced from 198 units, to 92 units.
- Cash is projected to increase from \$269,222 to \$570,942. Reserves will be used strategically towards emergency repairs, preparing our remaining Public Housing units for repositioning, and as a cushion against unpredictability of operating costs during the construction phase of Hiler. Utilization of reserves is vital prior to repositioning our entire Public Housing portfolio, so that excess reserves don't get recaptured by HUD.

Hiler (pg. 7-8)

- Net Income is projected to be (\$632,713) due to the property being in the construction phase.
 - During construction, tenant rents will be drastically lower compared to when complete, since less units will be occupied, and we won't receive full Fair Market Rents (FMRs) until the units have either completed rehabilitation (98 units) or have been fully constructed (44 units).
 - The property is expected to be cash flow neutral during construction. The negative net income projection is due to depreciation, which does not affect cash flow. In the event the property becomes cash flow negative during construction, we will have bridge funds in the development budget to account for any operating deficit.

Eureka Family Housing (EFH) (pg. 9-10)

- Net income is projected to increase from (\$239,800) to (\$169,137). Operating costs are rising, but rental income increases are outpacing them. This program has a Section 8 contract, and rent increases are based on higher FMRs. This program's rent increases have exceeded expectations for the past three years.
- Operating cash is expected to increase from \$277,486 to \$514,301. Two capital projects are planned to be funded from our replacement reserves (held in trust by CalHFA), including

replacement of windowsills, and a new roof at our 615 W. Hawthorne site. Any remaining surplus cash at year-end will be used to pay down long-term debt.

- CalHFA held Replacement Reserves are projected to decrease from \$142,189 to \$98,664 after accounting for planned projects.
- CalHFA held Operating Reserves are projected to increase from \$74,559 to \$75,642.

Eureka Senior Housing (ESH) (pg. 11-12)

- Net income is projected to decrease from (\$18,364) to (\$31,921). This change is primarily due to rent increases not keeping up with higher operating costs. While this property is still cash flow positive, it is in need of a more financially viable subsidy model, so that rents can support the needs of the property long-term. Long-term options will be considered as our Public Housing repositioning project work gets finished.
- Cash is projected to increase from \$22,035 to \$34,567.
 - Operating Reserves are expected to increase from \$47,168 to \$50,720.
 - Replacement Reserves are expected to decrease from \$49,396 to \$39,715, after accounting for \$20,000 budgeted for siding repair.

Marine View Terrace (MVT) (pg. 15-16)

- Net income is projected to increase from \$200,312 to \$262,006 primarily due to increases in interest income, rental income, and property management income due to MVT being the property manager of the new Hiler property.
- Cash reserves are expected to increase from \$127,642 to \$130,270.

IMPACT TO PERSONNEL:

The FY2027 Budget maintains current staffing levels, expands the Authority's housing portfolio, supports employee retention through competitive compensation, and continues to strengthen cash reserves.

ALTERNATIVES:

1. Approve the 2027 Budget as presented. This option supports continued operational stability and aligns with previously adopted salary recommendations.
2. Request modifications to specific assumptions. Staff would return with a revised proposal.

-
3. Do not approve the 2027 Budget. This option could result in significant HUD penalties, including potential loss of funding and a reduced performance score.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and adopt the Housing Authority of the City of Eureka's 2027 Budget as presented.

HOUSING AUTHORITY OF THE CITY OF EUREKA						
HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT						
UPDATED SALARY SCHEDULE						
EFFECTIVE 01/01/2027						
TITLE	GRADE	A	B	C	D	E
(monthly gross pay amounts)						
EXECUTIVE DIRECTOR*	M	13,350	14,017	14,719	15,454	16,227
DEPUTY DIRECTOR	L	10,867	11,411	11,982	12,580	13,209
ADMINISTRATIVE & HR SPECIALIST	E	5,049	5,302	5,567	5,845	6,137
OFFICE ASSISTANT	A	4,024	4,225	4,437	4,658	4,892
DIRECTOR OF FINANCE, ADMINISTRATION, & TECHNOLOGY	K	9,335	9,801	10,292	10,807	11,347
DIRECTOR OF FINANCE & ADMINISTRATION	J	8,552	8,979	9,428	9,900	10,395
FINANCE AND ADMINISTRATION MANAGER	I	6,922	7,268	7,632	8,013	8,414
ACCOUNTING MANAGER	F	5,240	5,502	5,777	6,066	6,369
ACCOUNTING SPECIALIST III	D	4,881	5,125	5,381	5,650	5,933
ACCOUNTING SPECIALIST II	C	4,521	4,747	4,985	5,234	5,495
ACCOUNTING SPECIALIST I	B	4,161	4,370	4,588	4,817	5,059
ACCOUNTING ASSISTANT	A	4,024	4,225	4,437	4,658	4,892
HOUSING ADVOCATE	F	5,240	5,502	5,777	6,066	6,369
HOUSING SUPERVISOR	I	6,922	7,268	7,632	8,013	8,414
HOUSING MANAGER	F	5,240	5,502	5,777	6,066	6,369
HOUSING SPECIALIST III (including EHV Specialist)	D	4,881	5,125	5,381	5,650	5,933
HOUSING SPECIALIST II (including EHV Specialist)	C	4,521	4,747	4,985	5,234	5,495
HOUSING SPECIALIST I (with a hire date 5/01/2011 or later)	B	4,161	4,370	4,588	4,817	5,059
COMMUNITY LIAISON/COMPLIANCE OFFICER	E	5,049	5,302	5,567	5,845	6,137
COMMUNITY LIAISON	D	4,881	5,125	5,381	5,650	5,933
HOUSING NEGOTIATOR/ INSPECTOR	D	4,881	5,125	5,381	5,650	5,933
MAINTENANCE SUPERVISOR	I	6,922	7,268	7,632	8,013	8,414
MAINTENANCE & COST NEGOTIATIONS LEAD	H	5,856	6,149	6,456	6,779	7,118
MAINTENANCE LEAD	G	5,506	5,781	6,071	6,374	6,693
MAINTENANCE SPECIALIST III	D	4,881	5,125	5,381	5,650	5,933
MAINTENANCE SPECIALIST II	C	4,521	4,747	4,985	5,234	5,495
MAINTENANCE SPECIALIST I	B	4,161	4,370	4,588	4,817	5,059
DEVELOPMENT MANAGER	I	6,922	7,268	7,632	8,013	8,414
*LIMITED TO 10% ANNUAL INCREASES UNTIL RECOMMENDED LEVEL IN 2025 SALARY STUDY REACHED.						

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - City and County Combined

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	2,003,793	2,121,324	1,694,545
Total Other Tenant Income	88,644	75,147	66,291
NET TENANT INCOME	2,092,437	2,196,471	1,760,835
GRANT INCOME			
TOTAL GRANT INCOME	14,111,733	13,835,545	14,144,540
OTHER INCOME			
TOTAL OTHER INCOME	404,566	420,008	555,833
TOTAL INCOME	16,608,735	16,452,024	16,461,208
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	2,048,870	2,198,323	2,257,217
Total Legal Expense	47,353	50,051	55,138
Total Other Admin Expenses	210,907	214,183	200,885
Total Miscellaneous Admin Expenses	150,527	162,552	155,484
TOTAL ADMINISTRATIVE EXPENSES	2,464,024	2,625,109	2,668,724
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	116,453	106,737	89,038
UTILITIES			
TOTAL UTILITY EXPENSES	660,408	657,696	514,131
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	581,937	663,357	596,336
Total Materials	200,362	192,671	121,016
Total Contract Costs	466,995	262,102	250,766
TOTAL MAINTENANCE EXPENSES	1,249,294	1,118,130	968,117
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	483,334	432,590	451,325
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	11,112,358	11,076,903	11,141,742

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - City and County Combined

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	292,239	294,886	290,873
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	598,666	602,795	447,925
TOTAL EXPENSES	16,976,776	16,914,847	16,571,876
NET INCOME	(368,040)	(462,822)	(110,667)
Add Back:			
Subtotal additions			1,038,218
Deductions:			
Subtotal deductions			(340,178)
Adjusted Surplus (Deficit)			587,373
Estimated Reserves @ 1/1/2027			2,542,598
Estimated Reserves @ 12/31/2027			3,124,971

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the City of Eureka

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	2,003,793	2,121,324	1,694,545
Total Other Tenant Income	88,639	75,147	66,291
NET TENANT INCOME	2,092,432	2,196,471	1,760,835
GRANT INCOME			
TOTAL GRANT INCOME	1,373,014	1,260,432	1,372,752
OTHER INCOME			
TOTAL OTHER INCOME	334,344	349,940	466,461
TOTAL INCOME	3,799,790	3,806,843	3,600,048
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	1,054,810	905,462	869,686
Total Legal Expense	24,876	25,455	28,168
Total Other Admin Expenses	167,280	173,118	169,397
Total Miscellaneous Admin Expenses	150,527	55,035	43,619
TOTAL ADMINISTRATIVE EXPENSES	1,299,655	1,159,070	1,110,870
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	96,527	106,669	89,038
UTILITIES			
TOTAL UTILITY EXPENSES	645,114	640,440	499,933
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	581,937	663,357	596,336
Total Materials	199,890	192,558	120,903
Total Contract Costs	443,527	244,778	234,328
TOTAL MAINTENANCE EXPENSES	1,225,354	1,100,692	951,567
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	352,424	308,869	243,345
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	1,500	675	3,054

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the City of Eureka

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	291,567	294,886	290,873
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	581,033	593,492	438,163
TOTAL EXPENSES	4,493,174	4,204,793	3,626,844
NET INCOME	(693,384)	(397,949)	(26,795)
Add Back:			
Subtotal additions			941,075
Deductions:			
Subtotal deductions			(340,178)
Adjusted Surplus (Deficit)			574,102
Estimated Reserves @ 1/1/2027			815,764
Estimated Reserves @ 12/31/2027			1,384,866

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Public Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	983,754	1,045,836	489,924
Total Other Tenant Income	63,580	53,827	44,795
NET TENANT INCOME	1,047,334	1,099,663	534,719
GRANT INCOME			
TOTAL GRANT INCOME	1,373,014	1,260,432	1,372,752
OTHER INCOME			
TOTAL OTHER INCOME	25,902	36,396	37,802
TOTAL INCOME	2,446,250	2,396,491	1,945,273
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	904,283	779,825	703,821
Total Legal Expense	21,125	17,362	21,496
Total Other Admin Expenses	37,897	41,569	43,522
Total Miscellaneous Admin Expenses	41,005	42,198	28,912
TOTAL ADMINISTRATIVE EXPENSES	1,004,311	880,954	797,750
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	71,260	81,891	59,183
UTILITIES			
TOTAL UTILITY EXPENSES	437,186	447,279	309,420
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	480,530	547,528	429,149
Total Materials	149,417	139,956	74,339
Total Contract Costs	264,075	158,552	127,582
TOTAL MAINTENANCE EXPENSES	894,023	846,036	631,070
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	243,431	199,358	127,661
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	1,080	675	2,365

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Public Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	165	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	286,565	295,518	134,073
TOTAL EXPENSES	2,938,020	2,751,711	2,061,522
NET INCOME	(491,770)	(355,220)	(116,249)
Add Back:			
Subtotal additions			284,296
Deductions:			
Subtotal deductions			133,674
Adjusted Surplus (Deficit)			301,720
Estimated Reserves @ 1/1/2027			269,222
Estimated Reserves @ 12/31/2027			570,942

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Hiler

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income			531,086
Total Other Tenant Income			6,801
NET TENANT INCOME			537,887
GRANT INCOME			
TOTAL GRANT INCOME			0
OTHER INCOME			
TOTAL OTHER INCOME			0
TOTAL INCOME			537,887
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries			49,476
Total Legal Expense			9,475
Total Other Admin Expenses			46,141
Total Miscellaneous Admin Expenses			12,832
TOTAL ADMINISTRATIVE EXPENSES			117,924
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES			13,449
UTILITIES			
TOTAL UTILITY EXPENSES			198,454
MAINTENANCE AND OPERATIONS			
Total General Maint Expense			95,235
Total Materials			18,885
Total Contract Costs			13,611
TOTAL MAINTENANCE EXPENSES			127,731
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES			79,419
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS			0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Hiler

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE			0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS			633,623
TOTAL EXPENSES			1,170,600
NET INCOME			(632,713)
Add Back:			
Subtotal additions			633,623
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			910
Estimated Reserves @ 1/1/2027			0
Estimated Reserves @ 12/31/2027			910

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Family Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	807,906	840,777	967,650
Total Other Tenant Income	21,127	16,578	17,081
NET TENANT INCOME	829,033	857,355	984,731
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	14,604	13,979	15,076
TOTAL INCOME	843,638	871,334	999,807
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	82,906	73,496	77,372
Total Legal Expense	3,215	2,628	4,982
Total Other Admin Expenses	95,597	98,554	97,200
Total Miscellaneous Admin Expenses	7,154	8,142	9,605
TOTAL ADMINISTRATIVE EXPENSES	188,872	182,820	189,157
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	18,118	20,055	21,040
UTILITIES			
TOTAL UTILITY EXPENSES	162,442	146,230	140,030
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	60,509	68,919	103,318
Total Materials	34,460	35,348	33,391
Total Contract Costs	158,685	73,236	88,742
TOTAL MAINTENANCE EXPENSES	253,654	177,503	225,451
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	89,987	92,554	98,270
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	420	0	689

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Family Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	236,887	242,543	240,844
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	247,074	249,428	253,462
TOTAL EXPENSES	1,197,455	1,111,134	1,168,944
NET INCOME	(353,817)	(239,800)	(169,137)
Add Back:			
Estimated Reserves @ 1/1/2027			549,923
Estimated Reserves @ 12/31/2027			
Deductions:			
Subtotal deductions			(143,971)
Adjusted Surplus (Deficit)			236,815
Estimated Reserves @ 1/1/2027			277,486
Estimated Reserves @ 12/31/2027			514,301

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Senior Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	193,161	214,857	215,795
Total Other Tenant Income	3,851	4,683	4,346
NET TENANT INCOME	197,012	219,540	220,142
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	415	450	1,476
TOTAL INCOME	197,427	219,990	221,617
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	31,702	14,538	16,218
Total Legal Expense	518	455	1,677
Total Other Admin Expenses	30,823	30,008	25,070
Total Miscellaneous Admin Expenses	2,902	2,746	2,928
TOTAL ADMINISTRATIVE EXPENSES	65,945	47,747	45,893
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	6,810	4,330	8,433
UTILITIES			
TOTAL UTILITY EXPENSES	43,569	44,940	48,383
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	20,123	22,916	31,446
Total Materials	15,363	16,536	12,501
Total Contract Costs	19,194	12,636	17,226
TOTAL MAINTENANCE EXPENSES	54,679	52,088	61,174
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	12,606	10,565	10,352
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Senior Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	40,059	38,686	37,224
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	38,612	39,997	42,079
TOTAL EXPENSES	262,280	238,353	253,538
NET INCOME	(64,853)	(18,364)	(31,921)
Add Back:			
Subtotal additions			85,329
Deductions:			
Subtotal deductions			(40,876)
Adjusted Surplus (Deficit)			12,532
Estimated Reserves @ 1/1/2027			22,035
Estimated Reserves @ 12/31/2027			34,567

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Housing Development Corporation

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	0	0	0
NET TENANT INCOME	0	0	0
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	27,317	24,028	31,926
TOTAL INCOME	27,317	24,028	31,926
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	0	0	0
Total Legal Expense	0	5,000	0
Total Other Admin Expenses	1,557	1,540	1,659
Total Miscellaneous Admin Expenses	1,422	1,500	1,500
TOTAL ADMINISTRATIVE EXPENSES	2,979	8,040	3,159
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	0	0	0
UTILITIES			
TOTAL UTILITY EXPENSES	0	0	0
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	0	0	0
Total Contract Costs	750	0	0
TOTAL MAINTENANCE EXPENSES	750	0	0
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	820	865	860
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Housing Development Corporation

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	0	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	0	0	0
TOTAL EXPENSES	4,549	8,905	4,019
NET INCOME	22,768	15,123	27,907
Add Back:			
Subtotal additions			0
Deductions:			
Subtotal deductions			(7,500)
Adjusted Surplus (Deficit)			20,407
Estimated Reserves @ 1/1/2027			119,379
Estimated Reserves @ 12/31/2027			134,786

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Marine View Terrace

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	18,972	19,854	21,177
Total Other Tenant Income	80	60	69
NET TENANT INCOME	19,052	19,914	21,246
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	266,106	275,087	380,181
TOTAL INCOME	285,158	295,001	401,426
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	35,918	37,602	72,275
Total Legal Expense	18	10	13
Total Other Admin Expenses	1,406	1,447	1,946
Total Miscellaneous Admin Expenses	206	448	674
TOTAL ADMINISTRATIVE EXPENSES	37,548	39,507	74,907
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	339	393	383
UTILITIES			
TOTAL UTILITY EXPENSES	1,918	1,991	2,100
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	20,775	23,994	32,424
Total Materials	650	719	672
Total Contract Costs	822	354	778
TOTAL MAINTENANCE EXPENSES	22,247	25,067	33,875
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	5,579	5,526	6,202
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Marine View Terrace

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	14,456	13,657	12,805
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	8,782	8,549	8,549
TOTAL EXPENSES	90,870	94,689	138,821
NET INCOME	194,288	200,312	262,606
Add Back:			
Subtotal additions			21,527
Deductions:			
Subtotal deductions			(281,505)
Adjusted Surplus (Deficit)			2,628
Estimated Reserves @ 1/1/2027			127,642
Estimated Reserves @ 12/31/2027			130,270

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the County of Humboldt

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	5	0	0
NET TENANT INCOME	5	0	0
GRANT INCOME			
TOTAL GRANT INCOME	12,738,719	12,575,113	12,771,788
OTHER INCOME			
TOTAL OTHER INCOME	70,222	70,068	89,372
TOTAL INCOME	12,808,945	12,645,181	12,861,160
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	994,060	1,292,861	1,387,532
Total Legal Expense	22,477	24,596	26,969
Total Other Admin Expenses	43,627	41,065	31,489
Total Miscellaneous Admin Expenses	150,527	107,518	111,865
TOTAL ADMINISTRATIVE EXPENSES	1,164,369	1,466,040	1,557,856
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	19,926	68	0
UTILITIES			
TOTAL UTILITY EXPENSES	15,293	17,256	14,198
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	472	113	114
Total Contract Costs	23,468	17,325	16,438
TOTAL MAINTENANCE EXPENSES	23,940	17,438	16,550
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	130,910	123,721	207,980
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	11,110,858	11,076,229	11,138,688

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the County of Humboldt

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	672	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	17,633	9,303	9,762
TOTAL EXPENSES	12,483,601	12,710,054	12,945,032
NET INCOME	325,344	(64,873)	(83,872)
Add Back:			
Subtotal additions			97,143
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			13,271
Estimated Reserves @ 1/1/2027			1,726,834
Estimated Reserves @ 12/31/2027			1,740,105

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Choice Voucher

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	5	0	0
NET TENANT INCOME	5	0	0
GRANT INCOME			
TOTAL GRANT INCOME	12,738,719	12,575,114	12,771,788
OTHER INCOME			
TOTAL OTHER INCOME	46,400	52,480	64,592
TOTAL INCOME	12,785,124	12,627,594	12,836,380
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	993,309	1,292,258	1,386,865
Total Legal Expense	22,477	24,597	26,969
Total Other Admin Expenses	43,254	40,691	31,111
Total Miscellaneous Admin Expenses	104,042	107,171	111,845
TOTAL ADMINISTRATIVE EXPENSES	1,163,081	1,464,717	1,556,789
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	19,926	69	0
UTILITIES			
TOTAL UTILITY EXPENSES	15,293	17,255	14,198
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	472	113	114
Total Contract Costs	23,171	16,867	16,436
TOTAL MAINTENANCE EXPENSES	23,643	16,980	16,548
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	130,901	123,714	207,970
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	11,110,858	11,076,229	11,138,688

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Choice Voucher

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	672	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	16,692	8,400	8,400
TOTAL EXPENSES	12,481,067	12,707,364	12,942,593
NET INCOME	304,057	(79,770)	(106,213)
Add Back:			
Subtotal additions			95,781
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			(10,432)
Estimated Reserves @ 1/1/2027			1,313,463
Estimated Reserves @ 12/31/2027			1,303,031

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Humboldt Management

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	0	0	0
NET TENANT INCOME	0	0	0
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	23,821	17,590	24,780
TOTAL INCOME	23,821	17,590	24,780
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	752	603	667
Total Legal Expense	0	0	0
Total Other Admin Expenses	373	374	377
Total Miscellaneous Admin Expenses	162	343	21
TOTAL ADMINISTRATIVE EXPENSES	1,287	1,320	1,065
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	0	0	0
UTILITIES			
TOTAL UTILITY EXPENSES	0	0	0
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	0	0	0
Total Contract Costs	297	456	2
TOTAL MAINTENANCE EXPENSES	297	456	2
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	9	9	10
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Humboldt Management

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	0	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	941	903	1,362
TOTAL EXPENSES	2,535	2,688	2,439
NET INCOME	21,287	14,901	22,341
Add Back:			
Subtotal additions			1,362
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			23,703
Estimated Reserves @ 1/1/2027			413,371
Estimated Reserves @ 12/31/2027			437,074

RESOLUTION 2045

**RESOLUTION TO APPROVE ANNUAL OPERATING BUDGET
FOR THE HOUSING AUTHORITY OF THE CITY OF EUREKA
FOR FISCAL YEAR ENDING DECEMBER 31, 2027**

WHEREAS, The Housing Authority of the City of Eureka Board of Commissioners directed the Executive Director to prepare an Operating Budget for Housing Authority of the City of Eureka for fiscal year ending December 31, 2027; and

WHEREAS, The Operating Budget has been submitted for the Board's review and has been found to be substantially correct.

NOW, THEREFORE, BE IT RESOLVED, That the Commissioners of the Housing Authority of the City of Eureka do hereby approve and adopt the Operating Budget for FYE December 31, 2027.

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

AYES:

NAYS:

ABSTAIN:

ABSENT:

Name

Title

Signature

Name

Title

Signature

Housing Authority of the City of Eureka

Board of Commissioners Meeting

October 19, 2026

Agenda Item 8b

Memorandum

To: Board of Commissioners

From: Cheryl Churchill, Executive Director

Subject: Public Housing Annual Utility Allowance Update

BACKGROUND AND HISTORY:

In accordance with HUD regulations, the Housing Authority must conduct an annual utility survey of its public housing units. This survey is then used to determine the utility allowance applied to the public housing units and households to aid them in paying for their utilities. The utility allowance is a reduction in the household's Gross Rent, where $\text{Gross Rent} = \text{Contract Rent} + \text{Utilities}$.

Staff contracted with the Nelrod Company to conduct the survey and recommend the utility allowances for the 2027 fiscal year. Attached are comparison sheets showing the proposed 2027 utility allowances and the current 2026 utility allowances, by building types and bedroom sizes.

Under HUD's regulations, if the utility survey indicates a change (increase OR decrease) in the utility allowance of at least 10%, the Housing Authority must adopt the new utility allowances. Utility allowance calculations vary with each rental unit, depending on which utilities are paid by the tenant, and which are paid by the landlord. Additionally, allowances have been provided for tenants who have approved reasonable accommodations for medical equipment allowances.

Note that there is a limit to how much change the Housing Authority can implement in one year. As such, the proposed utility allowances for 2027 limit the change to a 15% reduction in allowances. In reality, the study suggests a decrease that is significantly greater than this.

Impact to Personnel:

Minimal; staff update the utility allowance schedules annually, and this is built into regular processes.

Fiscal Impact:

The lower average utility allowance means that tenants will pay a greater share of the overall gross rent, due to their reduction in utility payments. This, in turn, may mean that rent collections become a greater challenge.

Alternatives:

HUD requires PHAs to have an annual study and update utility allowances if there is more than a 10% change. As certain categories exceed a change of 10% (increase or decrease), the requirement is to update the allowances and no alternative is recommended.

STAFF RECOMMENDATION:

Staff recommend that the Board accept and approve the proposed 2027 Public Housing Utility Allowances.

UTILITY ALLOWANCE SUMMARY SCHEDULE

Eureka Public Housing Proposed Utility Allowances for 2027

Development/Type	Approved 2026	Study 2027	Change \$	Change %	15% Limit	2026 Less 15%	Proposed 2027
1 Bedroom							
25-1 Semi detached	\$ 116	\$ 85	\$ (31)	-27%	\$ 17.40	\$ 98.60	\$ 99
25-2	\$ 132	\$ 94	\$ (38)	-29%	\$ 19.80	\$ 112.20	\$ 113
2 Bedroom							
25-1 Semi detached	\$ 143	\$ 104	\$ (39)	-27%	\$ 21.45	\$ 121.55	\$ 122
25-1 Row	\$ 148	\$ 110	\$ (38)	-26%	\$ 22.20	\$ 125.80	\$ 126
25-2	\$ 150	\$ 105	\$ (45)	-30%	\$ 22.50	\$ 127.50	\$ 128
25-4	\$ 129	\$ 93	\$ (36)	-28%	\$ 19.35	\$ 109.65	\$ 110
25-5	\$ 120	\$ 84	\$ (36)	-30%	\$ 18.00	\$ 102.00	\$ 102
3 Bedroom							
25-1 Row	\$ 170	\$ 125	\$ (45)	-26%	\$ 25.50	\$ 144.50	\$ 145
25-2	\$ 176	\$ 124	\$ (52)	-30%	\$ 26.40	\$ 149.60	\$ 150
25-4	\$ 153	\$ 109	\$ (44)	-29%	\$ 22.95	\$ 130.05	\$ 131
4 Bedroom							
25-1 Row	\$ 191	\$ 142	\$ (49)	-26%	\$ 28.65	\$ 162.35	\$ 163
25-2	\$ 211	\$ 151	\$ (60)	-28%	\$ 31.65	\$ 179.35	\$ 180

Development	Addresses
25-1 Semi detached	Elizabeth Street: 3106, 3112, 3118, 3122, 3130, 3136, 3221, 3223, 3225, 3227, 3244, 3252, 3321, 3323, 3327, 3329 Hiler Street: 3243, 3244, 3251, 3254 West Everding Street: 531, 535, 605, 611, 614, 620, 623, 626, 629, 632, 724, 728 West Harris Street: 621, 623, 633, 635, 715, 717, 727, 729 Burrill Street: 658 & 664 Prospect Avenue: 3107 & 3111
25-1 Row	Elizabeth Street: 3220, 3222, 3224, 3226, 3230, 3232, 3234, 3236, 3239, 3243, 3305, 3309 Hiler Street: 3221, 3223, 3225, 3227, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237 West Everding Street: 700, 708, 712, 718 West Harris Street: 625, 627, 629, 631, 719, 721, 723, 725 Burrill Street: 605, 606, 607, 608, 609, 610, 611, 612, 623, 624, 625, 626, 627, 628, 629, 630
25-2	Prospect Street: 3213, 3221 & 3229 Union Street: 2315 & 2327 Spring Street: 2218 & 2230 C Street: 1109, 1115, 1123, 1127 & 1137 Clark Street: 216 & 224 2320 Summer St.; 316 W. Buhne St.; 1335 B St.; 2523 Albee St.; 2229 Garland St.
25-4	1830 Albee St.; 1645 C St.; 510 W. Harris St.; 330 Grant St.; 514 W. Del Norte Street
25-5	131 West Del Norte Street

Utility Allowances

June 2026

HOUSING AUTHORITY OF THE CITY OF EUREKA

Eureka, California



UPDATE REPORT

PUBLIC HOUSING

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

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Email: ResidentLife@nelrod.com – Website: www.nelrod.com

August 26, 2026

Jessica Viernes-Olson, Executive Assistant & HR Manager
Housing Authority of the City of Eureka
735 W Everding Street
Eureka, CA 95503

Re: Public Housing Utility Allowances Update Report - 2026

Dear Ms. Olson,

ResidentLife Utility Allowances® is pleased to enclose the Public Housing Utility Allowances Update Report – June 2026. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. ***We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.*** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

As a reminder, HUD regulations (24CFR965-507(b)) state that, "adjustments to resident payments as a result of such changes" (adjustments made due to a result of rate changes of 10% or more) agencies do not have to comply with the sixty (60) day notice (and comment period) requirement of §965.502(c)." A 30-day notice will suffice.

Please note that notice of the availability of relief from surcharges or payment of utility supplier billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission.

Please carefully review this report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. If no changes are requested this report will serve as a final report as well. **Please see the attached Closure Acceptance Statement, sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 101 or cynthia@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cynthia Ramirez

Cynthia Ramirez
ResidentLife Utility Allowances® Specialist

Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.



Email: ResidentLife@nelrod.com – Website: www.nelrod.com

Closure Acceptance Statement

Re: Public Housing Utility Allowances Update Report - 2026

Upon signing this Closure Statement I, Cheryl Churchill, on behalf of the **Housing Authority of the City of Eureka, CA** acknowledge receipt of the survey study report.

I, or a member of our agency staff, have reviewed this report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

A handwritten signature in cursive script that reads "Cheryl Churchill".

Signature

Executive Director

Title

Cheryl Churchill

Print Name

10/6/2026

Date

**Please sign and return within 30 days
fax to: (817) 922-9100 or email to residentlife@nelrod.com**

Job #1007-RU-052

Z:\2026\2026 Utility Allowances\2026 Agency Studies\Eureka & Humboldt, CA\PH Update 2026\0001b-Eureka CA-PH UPDATE Study-Letter-Jul 2026.docx

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

PUBLIC HOUSING

ANNUAL UPDATE 2026

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities, and HUD's Utility Allowance Guidebook.

Utility Rate Comparison

Prior to beginning this update study for the **Housing Authority of the City of Eureka, CA**, as required by HUD regulations 24 CFR 965.507(b), a comparison (annual review) was made of the utility rates and charges (**dated: June 2025**) utilized in the development of the currently adopted utility allowances and the current utility rates and charges (**dated: June 2026**). This comparison indicated that Pacific Gas & Electric's electric tier-1 rates decreased 50%, tier-2 rates decreased 49%, and the monthly climate credit changed from -\$9.71 to -\$6.03 causing an increase of \$3.68 (38%). Pacific Gas & Electric's natural gas tier-1 and tier-2 rates decreased 4% each, and the monthly climate credit changed from -\$5.59 to -\$3.86 causing an increase of \$1.73 (31%). (See "Comparison of Previous and Current Utility Rates" in Support Documentation section of this report.) Since the utility provider's **rates** have changed more than 10%, the utility allowances will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this survey and study is to update utility allowances with current utility provider's rates and charges for electric and natural gas for the **Housing Authority of the City of Eureka, CA**. The Agency has 198 dwelling units at 4 developments where residents pay both of these utilities. This study includes 6 schedules due to different building types per development/site. Additionally, all of the developments/sites have one or more of the energy efficient items: vinyl windows, heaters, and insulation. These allowances are based upon a reasonable consumption, from a previous engineering method study of an energy conservative family of modest circumstances and to provide for the basic essentials needed for a living environment that is safe, sanitary and healthful.

Methodology

The following steps were taken by a utility allowance specialist to accomplish the above objective.

1. Obtaining Current Utility Rates and Charges

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** summer and winter rates and charges from **Pacific Gas & Electric** through their internet website and telephone inquiries.
- b. Documentation on current residential **natural gas** summer and winter rates and charges from **Pacific Gas & Electric** through their internet website and telephone inquiries.

Residents do not pay for water, sewer, or trash collection utilities/services.

2. Comparison of Utility Rates

A rate specialist created charts comparing the previously applied electric and natural gas rates and charges (dated: June 2025) for each provider to the current utility rates and charges (dated: June 2026). These charts calculate a percentage difference in utility rates.

Then the rate specialist analyzed the rate comparisons and emailed the draft charts to the Agency with a recommendation to adjust current utility allowances due to a greater than 10% change in utility rates and charges (HUD regulations 24 CFR 965.507(b)).

3. Data Gathering

- a. *Currently Adopted Utility Allowances*

A copy of the currently adopted Utility Allowances was requested and received from the Agency.

b. *Monthly Utility Consumption Averages*

In a previous study models of the Agency's Public Housing units were created by qualified licensed professionals, and consumption averages were obtained using an engineering method.

Since the average base consumptions developed in a previous study will not be adjusted, we gathered and utilized a copy of these monthly consumptions for back-up documentation to this study.

Note: HUD regulations for Public Housing (24 CFR 965.505 (e)) do not allow for air conditioning in the utility allowances, therefore air conditioning consumptions were eliminated from the consumption totals.

Since this factor is still the same the consumptions were not adjusted.

4. *Utility Allowance Adjustments*

The following process was conducted by a utility allowance specialist:

- a. Updated the **electric** Cost of Consumption calculation charts, from the previous study, for each development and applicable bedroom size with **P G & E's** current utility rates and charges. A weighted average was then calculated and applied to the utility allowance totals.
- b. Updated the **natural gas** Cost of Consumption calculation charts, from the previous study, for each development and applicable bedroom size with **P G & E's** current utility rates and charges. A weighted average was then calculated and applied to the utility allowance totals.

Residents do not pay for water, sewer, or trash collection utilities/services.

The updated utility allowances were entered into Chart 1 – Proposed Monthly Utility Allowances, found in the Survey and Study Results section of this report.

5. *Utility Allowance Schedule*

Utility Allowance Schedules are not subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of Agency operations (24 CFR 965.502(d)).

6. *Comparison of Current and Proposed Utility Allowances*

A comparison of the Agency's currently adopted utility allowances and the proposed allowances from this study is provided. (See Chart 2, found in the Survey and Study Results section of this report, for the comparison.)

7. *Notification, Display and Comment Period*

Per HUD regulations (24 CFR 965.507(c)), "The PHA shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions thereof."

8. *Support Documentation*

Per HUD regulations (24 CFR 965.502(b)) the Agency must maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents (24 CFR 965.502(c)).

This report contains a copy of all such supporting documentation.

9. *Annual Update*

HUD regulations (24 CFR 965.207) state that housing authorities shall **review allowances at least annually** and revise allowances established if there has been a **10% increase or decrease** in utility rate and charges. If an annual adjustment is not made to the current utility allowances, the agency must monitor utility rates and charges to see if a rate has changed, by itself or together with prior rate change, not adjusted for, resulting in a change of 10% or more since the last utility allowance update. This interim adjustment helps Agencies avoid costly back charges and rent adjustments. ResidentLife Utility Allowances® provides a quarterly Rate Monitoring Service.

10. *Individual Relief*

We have included Individual Relief Medical Equipment Allowances in the Survey and Study Results section of this report.

Please note that notice of the availability of relief from surcharges or payment of utility provider billings in excess of the allowances for resident-purchased utilities should be included in each notice to residents given in accordance with §965.502(c) and in the information given to new residents upon admission. Agencies should have written

procedures regarding Individual Relief in their Admission and Continued Occupancy (ACOP) policies.

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

PUBLIC HOUSING

ANNUAL UPDATE 2026

The HUD Regulation (24 CFR 965.507(a) & (b)) requirement of a comparison of the utility providers' rates and charges was conducted and indicated **a greater than 10% change in utility rates and charges** since the 2025 study was conducted. (Refer to page 2, Utility Rate Comparison, and/or Comparison of Previous and Current Utility Rates in the Support Documentation section of this report.) Therefore, the **Housing Authority of the City of Eureka, CA** is updating utility allowances for electricity and natural gas for their Public Housing (Conventional) developments where residents pay both of these utilities. This study includes 6 schedules due to different building types per development/site. Additionally, all of the developments/sites have one or more of the energy efficient items: vinyl windows, heaters, and insulation. The proposed utility allowances are shown in Chart 1 on the following pages.

This study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24CFR 965, Subpart E – Resident Allowances for Utilities.

Comparison of Utility Allowances

A comparison of the Agency's currently adopted Public Housing monthly utility allowances (effective date: 01/01/2026) and the proposed monthly utility allowances from this study are shown in Chart 2. The chart is broken down by development, building type, and bedroom size.

Results of Utility Allowance Comparison

Chart 2 shows decreases in proposed utility allowances for all developments and for all bedroom sizes. Decreases range from \$31.00 to \$60.00 and are due to a reduction in Pacific Gas & Electric's electric and natural gas rates and charges.



HOUSING AUTHORITY OF THE CITY OF EUREKA, CA

PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES

Chart 1

UPDATE 2026

Building Type: Row House/Townhouse

CA-25-1 (EE Equip: Win-V,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)			\$39.00	\$46.00	\$49.00	
Natural Gas (H,WH,C)			\$71.00	\$79.00	\$93.00	
Totals			\$110.00	\$125.00	\$142.00	

Building Type: Semi-Detached/Duplex

CA-25-1 (EE Equip: Win-V,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)		\$32.00	\$38.00			
Natural Gas (H,WH,C)		\$53.00	\$66.00			
Totals		\$85.00	\$104.00			

Building Type: Row House/Townhouse

CA-25-2 (EE Equip: Win-V,H,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F,C)		\$39.00				
Natural Gas (H,WH)		\$55.00				
Totals		\$94.00				

A monthly average cost of the summer and winter adjustments were used for the electric and natural gas costs.

L&A= Lights & Appliances
F= Fan Motor for Heating
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win-V= Vinyl Windows
Ins= Insulation

Note: Public Housing utility allowances are calculated similar to method of utility providers. These allowances are not calculated by end use (like Section 8), but by total usage for each utility type.

HOUSING AUTHORITY OF THE CITY OF EUREKA, CA

PUBLIC HOUSING

Building Type: Semi-Detached/Duplex

CA-25-2 (EE Equip: Win-V,H,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F,C)			\$45.00	\$53.00	\$61.00	
Natural Gas (H,WH)			\$60.00	\$71.00	\$90.00	
Totals			\$105.00	\$124.00	\$151.00	

Building Type: Apartment/Multi-Family

CA-25-4 (EE Equip: Win-V,H,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)			\$38.00	\$45.00		
Natural Gas (H,WH,C)			\$55.00	\$64.00		
Totals			\$93.00	\$109.00		

Building Type: Apartment/Multi-Family

CA-25-5 (EE Equip: Win-V,H,Ins)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)			\$37.00			
Natural Gas (H,WH,C)			\$47.00			
Totals			\$84.00			

HOUSING AUTHORITY OF THE CITY OF EUREKA, CA

PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES

Chart 2

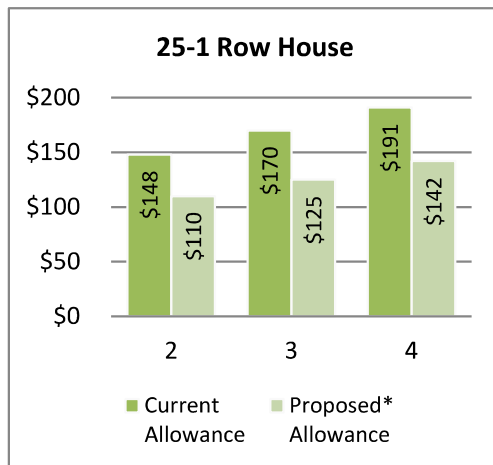
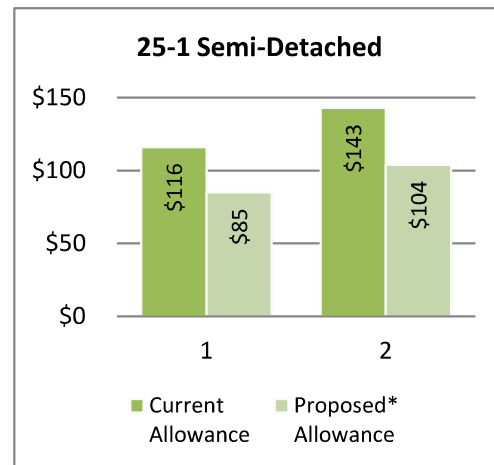
UPDATE 2026

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
CA-25-1 (Row House)	2	\$148.00	\$110.00	-\$38.00
	3	\$170.00	\$125.00	-\$45.00
	4	\$191.00	\$142.00	-\$49.00
CA-25-1 (Semi-Detached)	1	\$116.00	\$85.00	-\$31.00
	2	\$143.00	\$104.00	-\$39.00
CA-25-2 (Row House)	1	\$132.00	\$94.00	-\$38.00
CA-25-2 (Semi-Detached)	2	\$150.00	\$105.00	-\$45.00
	3	\$176.00	\$124.00	-\$52.00
	4	\$211.00	\$151.00	-\$60.00
CA-25-4	2	\$129.00	\$93.00	-\$36.00
	3	\$153.00	\$109.00	-\$44.00
CA-25-5	2	\$120.00	\$84.00	-\$36.00

*Proposed allowances include the average for electric and natural gas summer and winter months.

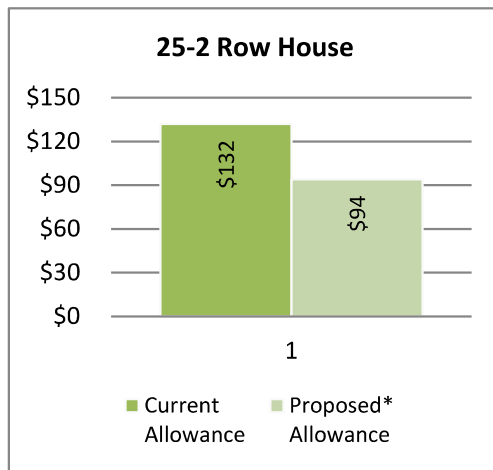
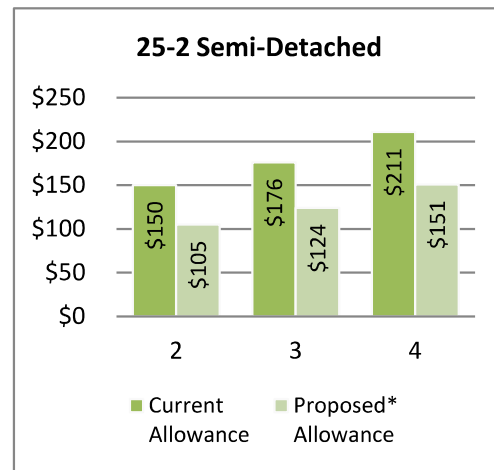
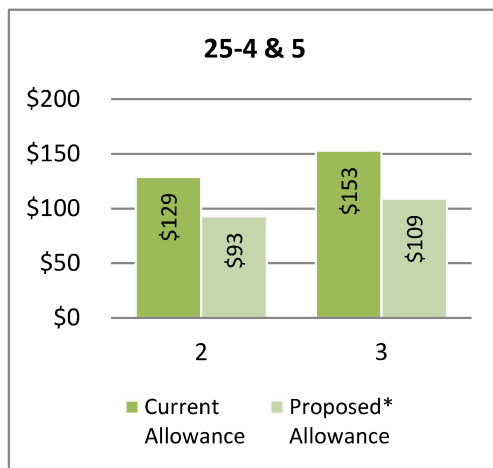
*Proposed allowances were rounded to the nearest dollar.

**After rounding



HOUSING AUTHORITY OF THE CITY OF EUREKA, CA

PUBLIC HOUSING



Individual Relief
Medical Equipment Allowances
Electric Provider: Pacific Gas & Electric (PG&E)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.211946	\$47.00
Nebulizer	2	75	5	0.211946	\$1.00
Electric Hospital Bed	0.2	200	1	0.211946	\$1.00
Alternating Pressure Pad	24	70	52	0.211946	\$11.00
Low Air-Loss Mattress	24	120	89	0.211946	\$19.00
Power Wheelchair/Scooter	3	360	33	0.211946	\$7.00
Feeding Tube Pump	24	120	89	0.211946	\$19.00
CPAP Machine	10	30	9	0.211946	\$2.00
Leg Compression Pump	24	30	22	0.211946	\$5.00
Dialysis Machine/Equipment	2	710	44	0.211946	\$9.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.

The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.

Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.

Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress.

Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.

Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

RESOLUTION 2046

**ADOPT UPDATED UTILITY SCHEDULE
PUBLIC HOUSING – CITY OF EUREKA**

WHEREAS, The U.S. Department of Housing and Urban Development requires a survey of utility usage and fees be done to ascertain a schedule of Public Housing allowances for tenant furnished utilities; and

WHEREAS, The Housing Authorities have contracted with the Nelrod Company to complete a Resident Life Utility Allowance Survey and Study for Public Housing; and

WHEREAS, The Survey demonstrates a need to adjust the present utility allowances to bring them in line with actual cost figures;

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Eureka approve and adopt the June 2026 updated schedule for Public Housing Utility Allowances for Resident Furnished Utilities and Other Services, effective January 01, 2027.

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

Name

Cheryl Churchill

Name

Title

Secretary

Title

Signature

Signature

Housing Authority of the City of Eureka

Board of Commissioners Meeting

October 19, 2026

Agenda Item 8c

Memorandum

To: Board of Commissioners

From: Cheryl Churchill, Executive Director

Subject: Authorization to Apply for Homekey+ Gap Funding – Clark I LP (“Blue Phase”)

PURPOSE

The attached resolution authorizes the Housing Authority of the City of Eureka, with Brinshore Development LLC and Eureka Housing Development Corporation as members of Clark I LP, to participate in a joint application for up to \$2,250,000 in Homekey+ funding to finance redevelopment of Blue Phase at C & Clark streets in Eureka.

BACKGROUND

Blue Phase is a 48-unit senior affordable housing development. The development team intends to apply for Homekey+ Gap Funding through the California Department of Housing and Community Development (HCD). If awarded, these funds would help address the project's financing needs.

The proposed application would designate five of the development's 48 units exclusively for veterans, with the remaining units continuing to serve the project's broader eligible senior population, subject to applicable program requirements.

The joint application includes EHDC, the Housing Authority of the City of Eureka, Brinshore Development, L.L.C., and Clark I LP.

IMPACT TO PERSONNEL

Staff have discussed the impact of serving Homekey units on our properties. With the secure design of the property, the location of the property off main thoroughfares, and the limitation of the Homekey units to 5 out of the total 48 units, along with increased service provision by both HUD-VASH caseworkers and another veterans’ service provider, HACE personnel do not anticipate a significant change to the level of service required to these (future) units compared to an average tenant unit.

FISCAL IMPACT

The Homekey+ Gap Funding option allows the project to apply for and ideally obtain an additional \$2.25M in capital financing, which goes straight to development funding. Further, we have been able

to adjust proforma budgets for the development to include additional funding for third-party service provision and an increase in maintenance expense as a cushion if necessary.

ALTERNATIVES

The Board could choose not to allow the application to move forward. The project can move forward with the existing IIG grant award and October 6, 2026 tax credit award. However, with rising interest rates, costs of goods, and construction labor costs, the overall costs of a project increase with each passing month. The potential additional \$2.25M allows the project to maintain the design standards that have been established without having to eliminate features through value engineering activities. Additionally, a Homekey+ award would create an additional five long-term affordable veteran units in Eureka.

WHAT THE RESOLUTION AUTHORIZES

The resolution authorizes HACE to:

- **Submit the joint application:** Apply to HCD for up to \$2,250,000 in Homekey+ grant funding for the project.
- **Accept the funding if awarded:** Execute the required grant agreement and related documents for an award not to exceed \$2,250,000.
- **Commit to program requirements:** Acknowledge that the approved application, grant agreement, and applicable Homekey+ requirements will govern how the funds are used and the activities and commitments associated with the award.
- **Authorize execution of documents:** Designate Cheryl Churchill, CFO/Secretary, or authorized designee, to sign the application, grant agreement, and other necessary program documents on HACE's behalf.

BOARD ACTION REQUESTED

Staff recommends that the Board adopt the attached resolution authorizing the Housing Authority of the City of Eureka's participation in the joint Homekey+ **application** for up to \$2,250,000 and authorizing the designated officer to execute the required documents.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF STATE FINANCIAL ASSISTANCE**

651 Bannan St, Suite 400
Sacramento, CA 95811
www.hcd.ca.gov



November 26, 2024
Amended January 31, 2025
Amended August 7, 2025
Amended March 27, 2026

MEMORANDUM FOR: Potential Applicants

FROM: Jennifer Seeger, Deputy Director
Division of State Financial Assistance

SUBJECT: **Homekey+ Program Amended 2024 Notice
of Funding Availability**

The California Department of Housing and Community Development (HCD or Department), in collaboration with the California Department of Veterans Affairs (CalVet), is pleased to announce the **availability of approximately \$2.145 billion of Homekey+ grant funding** through this Notice of Funding Availability (NOFA).

Summary of March 27, 2026 Guidelines Amendments

The Homekey+ Notice of Funding Availability (NOFA) was released in November 2024 announcing the availability of approximately \$2.1 billion in funding for Permanent Supportive Housing Projects serving people experiencing homelessness with a Behavioral Health Challenge. Over \$1 billion of that funding available is for Projects serving Homeless Veterans.

As previously noticed, effective August 7, 2025, the Department announced the reopening of the NOFA for all project types described herein. All applications submitted after the reopening of the NOFA on August 7, 2025, are prioritized based on inclusion of veteran units (see NOFA Section 203). After October 7, 2025, any funds remaining unrequested in Rural, Youth or Geographic Allocations were transferred to the Discretionary Reserve and funded in a manner that continues to prioritize veteran serving projects.

As of March 27, 2026, HCD has received funding requests for approximately \$360 million for Veteran Units. To increase demand and deploy underutilized Homekey+ Veteran funds, HCD and CalVet are pleased to offer additional flexibilities and incentives to prospective applicants interested in utilizing Homekey+ for Veteran-serving Projects. These most recent amendments include, but are not limited to:

- allowing applications from projects in HCD's existing portfolio with expiring regulatory agreements, as well as previously funded Homekey Projects, that agree to provide veteran-serving units (see NOFA Section 202);
- allowing applications from Projects with future tax credit and bond applications (see NOFA Section 205);

- increasing new construction cost containment caps (see NOFA Section 501); and
- decreasing capital match requirements while increasing operating support for Veteran Units (see NOFA Sections 205 and 206).

Note that all significant additions to the attached guidelines made in the March 27, 2026, amendment are noted in red font, and any significant deletions are identified in ~~strikeout font~~.

Background

Proposition 1, passed by California voters in March 2024, is a critical step in advancing the state's goals to reduce homelessness and protect our most vulnerable populations through important changes to the Mental Health Services Act (MHSA). Proposition 1 includes the Behavioral Health Services Act (BHSA) and the Behavioral Health Infrastructure Bond Act (BHIBA). Homekey+ is the Permanent Supportive Housing component of the BHIBA.

Homekey+ will support the development of Permanent Supportive Housing for Veterans and individuals with mental health or substance use disorder challenges who are at risk of or experiencing homelessness. Building on the successes realized through approximately \$3.57 billion awarded over three rounds of [Homekey](#), Homekey+ continues a statewide effort to sustain and rapidly expand Permanent Supportive Housing for persons experiencing homelessness.

Like other programs administered by the State of California that serve people experiencing homelessness, Homekey+ requires the use of Housing First, which is an evidenced-based model that quickly and successfully connects individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry or continued tenancy, such as sobriety, treatment, or service participation requirements. With safe, affordable housing, and supportive services to address Behavioral Health Challenges, California's most vulnerable residents will have the foundation they need to thrive.

The Homekey+ funding available in this NOFA is **to provide Permanent Supportive Housing for individuals or households with an individual who is Homeless, Chronically Homeless, or At Risk of Homeless, and who are also living with a Behavioral Health Challenge**. Homekey+ also establishes allocations for Veterans and for Youth relative to that Target Population. Homekey+ is largely derived from Proposition 1 bond funds established by the BHIBA (AB 531, Chapter 789, Statutes of 2023).

For this NOFA, as detailed in the table below, an estimated \$1.033 billion in Proposition 1 bond funds is available for Veteran-serving Projects. Additionally, an estimated \$1.11 billion is available for Projects serving the Target Populations, of which approximately \$805 million is derived from Proposition 1, and approximately \$307 million is available from the Homeless Housing, Assistance, and Prevention (HHAP) Homekey+ Supplemental funding, made available in the FY 2023-24 and FY 2024-25 state budgets.

Description of Project Type	Funds Available
Veteran-serving projects	\$1.033 billion
All other Target Population Projects	\$1.11 billion

Tribal Applicants: Please note that a separate Tribal Homekey+ NOFA of approximately \$121 million for tribal applicants is available on the Department’s [Tribal Homekey+ Program website](#).

Homekey+ provides housing for persons with Behavioral Health Challenges. Although Homekey+ largely remains similar to prior Homekey rounds, there are important differences to note. Homekey+ will only fund Permanent Supportive Housing; Interim Housing is no longer an eligible use. Homekey+ Projects are supported by laws that allow for a streamlined, ministerial approval process, provided certain conditions are met. However, it is important to note that these conditions have changed significantly from prior rounds of Homekey, as described in Appendix C. In addition to Appendix C, there are a variety of other development streamlining paths in state law that Applicants may wish to consider, which will be available on the Homekey+ website at the time of application release.

A hallmark of prior rounds of Homekey has been producing housing quickly and cost-effectively, mostly through adaptive reuse. HCD will continue to retain and build upon these principles and will offer funding for Permanent Supportive Housing Projects that incorporate cost-containment strategies in new construction Projects. As with the rest of the Homekey+ NOFA, this new construction cost containment pilot will fund Permanent Supportive Housing only. Homekey+ also introduces new flexibility to fund shovel-ready Projects with prior HCD or other awards in need of gap financing to commence construction. Please see Sections 501 and 502 for the new construction and gap financing requirements.

Homekey+ Projects receiving an Award must complete construction within 12 months, starting 60 days from the date of the Award letter, with the exception of new construction and gap financing Projects, which must complete construction within 24 months, starting 60 days from the date of the Award letter (see NOFA Section 204 for more details on all program deadlines).

Appropriate services, as specified in Section 302 “Supportive Services Requirements”, are critical to serving eligible populations in this NOFA. All applicants will need to demonstrate coordination or efforts to coordinate with the county behavioral health department in their community. In addition, Veteran-serving Projects will need to have cultural competency and experience serving Veterans or commit to completing a certification training to gain these competencies.

Lastly, this NOFA prioritizes Projects that commit to sustainable operations. Applicants are encouraged to discuss operating match capacity and local services partnerships during the required pre-application consultation. The NOFA affords HCD the right to prioritize funding for applications that are complete and commit to greater amounts of operational match, regardless of the order of applications received, as outlined in Sections 400-403.

To receive information on the upcoming Homekey+ NOFA webinar and other updates, please [click here](#) subscribe to HCD's Homelessness Prevention Programs listserv.

If you want to learn more, Please visit HCD's Homekey+ website at [Homekey+ | California Department of Housing and Community Development](#) Resources such as guidance and templates mentioned within this NOFA will be published to the website with the release of the Homekey+ Application.

If you have any questions, please submit them to Homekey@hcd.ca.gov.

AUTHORIZING RESOLUTION

RESOLUTION NO. 2047

Blue Phase

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF EUREKA BOARD OF COMMISSIONERS AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+ PROGRAM

WHEREAS:

- A. The Department of Housing and Community Development (“HCD”) has issued a Notice of Funding Availability, dated November 26, 2024 (“NOFA”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively.
- B. **THE HOUSING AUTHORITY OF THE CITY OF EUREKA** (“**Applicant**”) desires to jointly apply for Homekey+ grant funds with **BRINSHORE DEVELOPMENT, L.L.C., EUREKA HOUSING DEVELOPMENT CORPORATION**, and **CLARK I LP**. Therefore, Applicant is joining **BRINSHORE DEVELOPMENT, L.L.C., EUREKA HOUSING DEVELOPMENT CORPORATION**, and **CLARK I LP** in the submittal of an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C. HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code. Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.

THEREFORE, IT IS RESOLVED THAT:

1. **THE HOUSING AUTHORITY OF THE CITY OF EUREKA** is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$2,250,000**.
2. If the Application is approved, **THE HOUSING AUTHORITY OF THE CITY OF EUREKA** is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$2,250,000**, any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the “**Homekey+ Documents**”).

3. **THE HOUSING AUTHORITY OF THE CITY OF EUREKA** acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.
4. **CHERYL CHURCHILL, EXECUTIVE DIRECTOR, or her designee**, is authorized to execute the Application and the Homekey+ Documents on behalf of **THE HOUSING**
5. **AUTHORITY OF THE CITY OF EUREKA** for participation in the Homekey+ Program.

PASSED AND ADOPTED this ____ day of _____, 202_, by the following vote:

AYES: [_] NAYS: [_] ABSTAIN: [_] ABSENT: [_]

The undersigned Board Member and Secretary of **THE HOUSING AUTHORITY OF THE CITY OF EUREKA** does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: _____

DATE: _____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

NAME: Cheryl Churchill

TITLE: Board Secretary

Housing Authority of the City of Eureka

Board of Commissioners Meeting

October 19, 2026

Agenda Item 8d

Memorandum

To: Board of Commissioners

From: Cheryl Churchill, Executive Director

Subject: Green Phase Redevelopment – Authorization of Ground Lease and Financing Documents

BACKGROUND AND HISTORY:

This resolution authorizes the agreements and financial transactions necessary to move forward with the Green Phase redevelopment of the Housing Authority's public housing properties. It allows the Executive Director, or another authorized officer, to sign the required documents and complete the transactions needed to transfer the property interests, secure financing, and proceed with construction and rehabilitation.

What the Board Is Authorizing

1. Transfer of property interests to the development partnership

The resolution authorizes the Housing Authority to complete the property disposition approved by HUD under Section 18. It also authorizes the Housing Authority to enter into the ground lease and related agreements with Hiler I LP, the development partnership responsible for the project.

Under this arrangement, the partnership will receive a leasehold interest in the land for the new construction and ownership of the existing improvements being rehabilitated. The transaction will allow the partnership to develop and operate the project under the financing and affordability requirements associated with the redevelopment.

2. Development of 142 affordable housing units

The Green Phase project includes:

- Demolition of 8 units and construction of 44 new affordable housing units, including one unit designated for the onsite manager.
- Construction of a new community center, to replace the existing Boys and Girls Club.
- Rehabilitation of 98 existing affordable housing units.
- A total of 142 affordable housing units upon completion.

The resolution authorizes the agreements needed to carry out this development and rehabilitation plan.

3. Use of state and local grant funds as project financing

The Housing Authority has received two grants that will be used to help finance the project. The resolution authorizes the Authority to accept these funds and provide them to the development partnership as loans.

- **California Infill Infrastructure Grant:** Approximately \$2,402,000 from the California Department of Housing and Community Development.
- **City of Eureka Community Development Block Grant:** Approximately \$3,300,000.

These funds will be provided to the partnership under loan agreements and related documents. The agreements will establish the terms of the loans and the applicable affordability and other restrictions, generally no-interest loans with payment due at the end of 55 years.

4. Seller financing of approximately \$18.61 million

The resolution authorizes the Housing Authority to provide a seller carryback loan of approximately \$18,610,000 to the development partnership.

In practical terms, rather than receiving the full amount of the transaction proceeds in cash at closing, the Housing Authority will finance a portion of the transaction through a loan to the partnership. The loan will be documented through agreements establishing its terms and its relationship to the project's other financing. This will be an interest bearing loan.

5. Continued property management by the Housing Authority

The resolution authorizes the Housing Authority to enter into the agreements necessary to serve as property manager for the completed Hiler I LP project. These agreements will define the management arrangement and address the requirements of the construction and permanent lenders pertaining to management of the property. This allows the Housing Authority to continue managing the property while the development partnership holds the ownership interests established through the transaction.

6. Transfer of existing project-related service contracts

The resolution authorizes the Housing Authority to transfer applicable existing contracts for professional and other services to the development partnership. The partnership will assume responsibility for those contracts under the required assignment and assumption agreements.

Authority Given to the Executive Director

The resolution authorizes the Executive Director, or another authorized officer acting independently, to sign the agreements and other documents necessary to complete these transactions. It also permits the authorized officer, with advice from legal counsel, to sign additional resolutions requested by the City, lenders, regulators, or other parties, provided those resolutions do not materially conflict with the substance of the Board's approval. The resolution also confirms and approves actions already taken in connection with these matters, including actions that require formal authorization through this resolution.

What This Means for the Board

By adopting this resolution, the Board is approving the overall property, financing, and management arrangements needed to advance the Green Phase project. It is authorizing staff to complete the associated legal and financial documentation without returning to the Board for a separate approval of each individual document, provided the documents are consistent with the transactions authorized by the resolution.

The resolution does not itself complete the property transfer, disburse the loans, or finish construction. Rather, it provides the authority needed to execute the agreements and carry out the approved transactions.

Impact to Personnel:

Approval of this resolution allows PHA personnel to continue moving toward a finance close on the first stage of redevelopment of Eureka's public housing, currently planned for November 2026.

Fiscal Impact:

Approval of this resolution will allow for the close of finance, disposition of 106 units of public housing and two non-residential buildings (Boys and Girls Club and EPD Annex), and all associated financial transactions. The 106 units of PH have already been removed from future year budgeting and replaced with the intended partnership property (Hiler I LP) budget, which has been provided for board review. The ground lease and seller-leaseback provide equity to the finance transaction and long-term will provide a source of funding back to the property.

Alternatives:

Not approving the resolution will cause a delay or stop in the close of finance and further movement in redevelopment activity.

STAFF RECOMMENDATION:

Adopt the resolution authorizing the ground lease, property disposition, project financing, property management arrangements, and related agreements necessary to move the Green Phase redevelopment forward.

RESOLUTION No. 2048

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF EUREKA, CALIFORNIA, AUTHORIZING THE
GROUND LEASE AND FINANCING ACTIVITY
(Green Phase)**

At a duly constituted meeting of the Board of Commissioners (the "**Board**") of the Housing Authority of the City of Eureka, a public body, corporate and politic (the "**Authority**"), held on October 19, 2026 the following resolutions were adopted:

RECITALS

A. WHEREAS, in this Resolution when it states that the Authority is taking an action, the Board is authorizing such action on behalf of the Authority and deems such actions to be in the best interests of the Authority;

B. WHEREAS, the Authority received Section 18 Disposition (the "**Disposition**") from the U.S. Department of Housing and Urban Development ("**HUD**") for that certain real property located in the City of Eureka, County of Humboldt, State of California and included in DDA0013060, DDA0013061, and DDA0013063 applications (the "**Property**");

C. WHEREAS, the Authority has entered into or may enter into any and all documents necessary to effectuate the Disposition, including, without limitation, a disposition agreement, an escrow agreement, a partial release of declarations of trust, a use agreement, and any and all other documents necessary to effectuate the Disposition (the "**Disposition Documents**");

D. WHEREAS, the Authority has entered into an option agreement with Hiler I LP, a California limited partnership (the "**Partnership**"), pursuant to which the Partnership will acquire a leasehold interest in the Property, upon which the Partnership intends to develop and construct certain improvements on the Property, which include forty-four (44) units (including one (1) non-revenue manager's unit) of affordable multifamily housing and a community center, and a fee interest in ninety-eight (98) existing affordable multifamily units and related existing improvements (the "**Existing Improvements**") which the Partnership will rehabilitate, for a total of one hundred forty two (142) units to be commonly known as Green Phase (the "**Project**");

E. WHEREAS, the Authority has entered into or may enter into any and all documents necessary to convey a fee interest in the Existing Improvements and a leasehold interest in the Property to the Partnership, including, without limitation, any ground lease option agreements, preliminary award letters, ground lease agreements, memoranda of ground lease, assignments, amendments, modifications, estoppels, certifications, resolutions, escrow instructions, indemnities, affidavits, and/or other documents necessary to acquire a fee interest in

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**Authorizing Resolution
(Housing Authority of the City of Eureka)**

the Existing Improvements and a leasehold interest in the Property (collectively and as applicable, the "**Acquisition and Ground Lease Documents**");

F. WHEREAS, the Authority has received a grant from the California Department of Housing and Community Development, a public agency of the State of California ("**HCD**") of Infill Infrastructure Grant Program funds in the amount of \$2,402,000 (the "**IIG Grant**")

G. WHEREAS, the Authority shall use the IIG Grant to provide a loan to the Partnership in the approximate amount of \$2,402,000 (the "**IIG Sponsor Loan**") and enter into any and all documents necessary to provide the IIG Sponsor Loan, including, without limitation, a disbursement agreement, a loan agreement, a declaration of restrictive covenants, and subordination agreements, and any and all other documents necessary to provide the IIG Sponsor Loan (the "**IIG Sponsor Loan Documents**");

H. WHEREAS, the Authority has received a grant from the City of Eureka, a municipal corporation of the State of California (the "**City**") of Community Development Block Grant funds in the amount of \$3,300,000 (the "**CDBG Grant**");

I. WHEREAS, the Authority will use the CDBG Grant to provide a loan to the Partnership in the approximate amount of \$3,300,000 (the "**CDBG Sponsor Loan**") and enter into any and all documents necessary to provide the CDBG Sponsor Loan, including, without limitation, a loan agreement, a declaration of restrictive covenants, and subordination agreements, and any and all other documents necessary to provide the CDBG Sponsor Loan (the "**CDBG Sponsor Loan Documents**");

J. WHEREAS, the Authority will provide the Partnership with a seller carryback loan in the approximate amount of \$18,610,000 (the "**Seller Carryback Loan**") and enter into any and all documents necessary to provide the Seller Carryback Loan, including, without limitation, a loan agreement, subordination agreement, and any and all other documents necessary to provide the Seller Carryback Loan (the "**Seller Carryback Loan Documents**");

K. WHEREAS, the Authority will act as property manager of the Project and the Partnership desires to enter into all documents, including, but not limited to, a property management agreement with the Authority and an assignment of property management agreement for the benefit of the construction and permanent loan lender, to allow the Authority to provide property management services for the Project (collectively, the "**Property Management Documents**");

L. WHEREAS, the Authority has entered into or may enter into professional and service contracts with third parties in order to provide certain services required in connection with the development of the Project (collectively, the "**Service Contracts**"); and

M. WHEREAS, the Authority shall assign such Service Contracts to the Partnership, and enter into an assignment and assumption agreement and other documents, agreements, and

certificates necessary to effectuate such assumption by the Partnership and assignment by the Authority (the "**Assignment of Service Contracts Documents**").

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED: That the Authority be and hereby is authorized and empowered to enter into, execute, and deliver the Disposition Documents.

FURTHER RESOLVED: That the Authority be and hereby is authorized and empowered to enter into, execute, and deliver the Acquisition and Ground Lease Documents.

FURTHER RESOLVED: That the Authority be and hereby is authorized and empowered to accept the IIG Grant, provide the IIG Sponsor Loan, and enter into, execute, and deliver the IIG Sponsor Loan Documents to which it may be a party.

FURTHER RESOLVED: That the Authority be and hereby is authorized and empowered to accept the CDBG Grant, provide the CDBG Sponsor Loan, and enter into, execute, and deliver the CDBG Sponsor Loan Documents to which it is a party.

FURTHER RESOLVED: That the Authority be and hereby is authorized and empowered to provide the Seller Carryback Loan and enter into, execute, and deliver the Seller Carryback Loan Documents to which it is a party.

FURTHER RESOLVED: That the Authority be and hereby is authorized and empowered to assign the Property Management and shall enter into, execute, and deliver the Assignment of Service Contracts Documents.

FURTHER RESOLVED: That the Authority be and hereby is authorized and empowered to assign the Service Contracts and shall enter into, execute, and deliver the Assignment of Service Contracts Documents.

FURTHER RESOLVED: That Cheryl Churchill, in her capacity as the Executive Director of the Authority, or any other officer of the Authority, acting alone, shall be authorized and directed to execute any and all documents and agreements described in this resolution, and any and all other documents necessary for the Authority to take any and all actions and perform any other activity contemplated in this resolution.

FURTHER RESOLVED: That Cheryl Churchill, in her capacity as the Executive Director of the Authority, or any other officer of the Authority, acting alone, shall be authorized to execute and certify any other form of resolution required by the City, any lender, regulatory body or other third party involved in the transaction, so long as Cheryl Churchill, or such other officer of the Authority, with the advice of counsel to the Authority, determines that the substance of such resolution does not materially conflict with the substance of this resolution.

FURTHER RESOLVED: That all actions of the Authority authorized herein are hereby ratified and approved on behalf of the Authority.

FURTHER RESOLVED: That to the extent that any actions of the Authority authorized herein have already been performed, the authority given hereunder shall be deemed retroactive and such actions are hereby ratified, confirmed and approved on behalf of the Authority.

FURTHER RESOLVED: That this resolution shall take immediate effect upon adoption.

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

AYES:

NAYS:

ABSTAIN:

ABSENT:

Name

Name

Title

Title

Signature

Signature

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**Authorizing Resolution
(Housing Authority of the City of Eureka)**