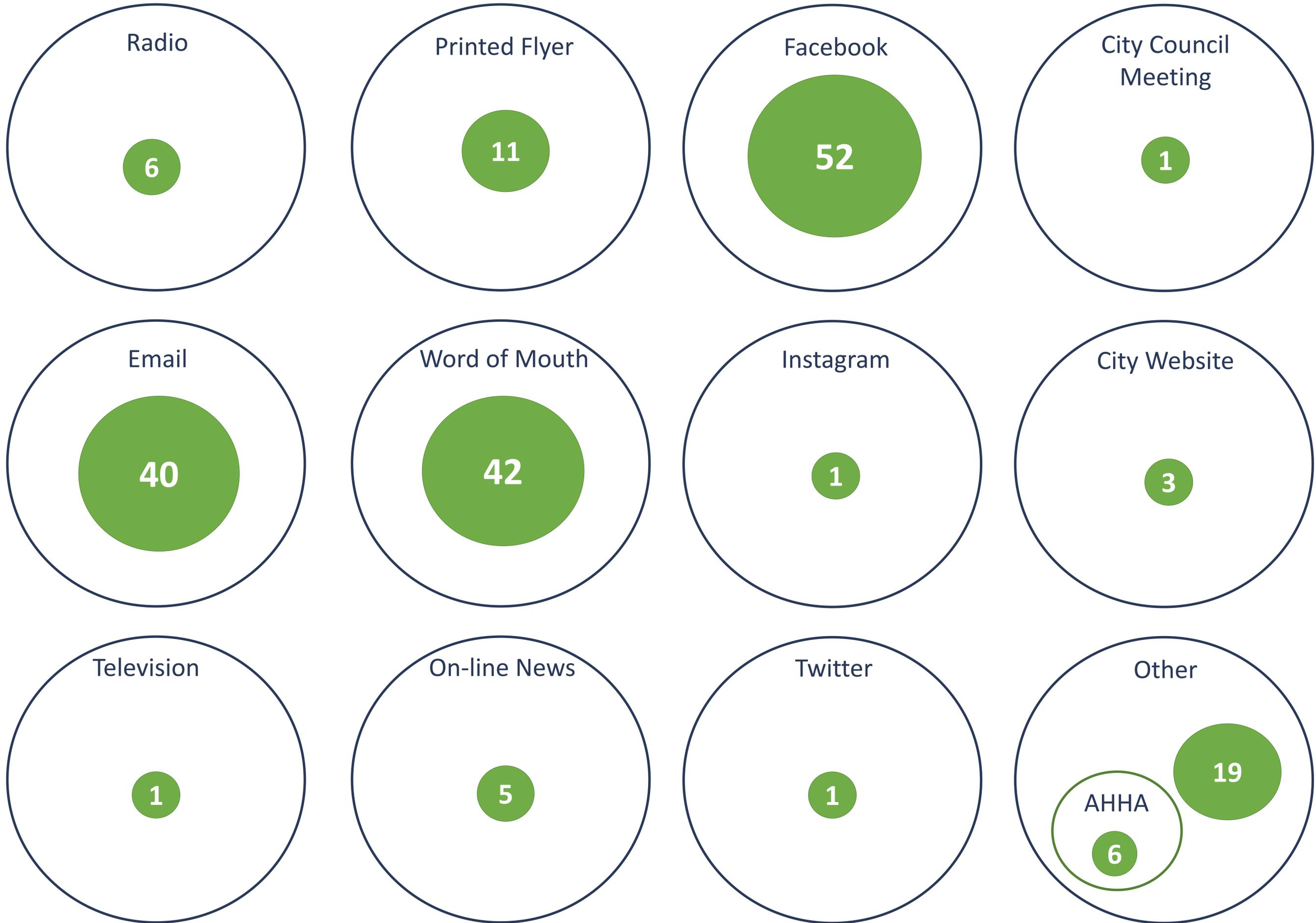


HOW DID YOU HEAR ABOUT THIS MEETING? (vote for all that apply).



Regional Housing Needs Allocation

Eureka is required by the State of California to plan for the creation of 952 housing units between 2019 and 2027 (119 per year).

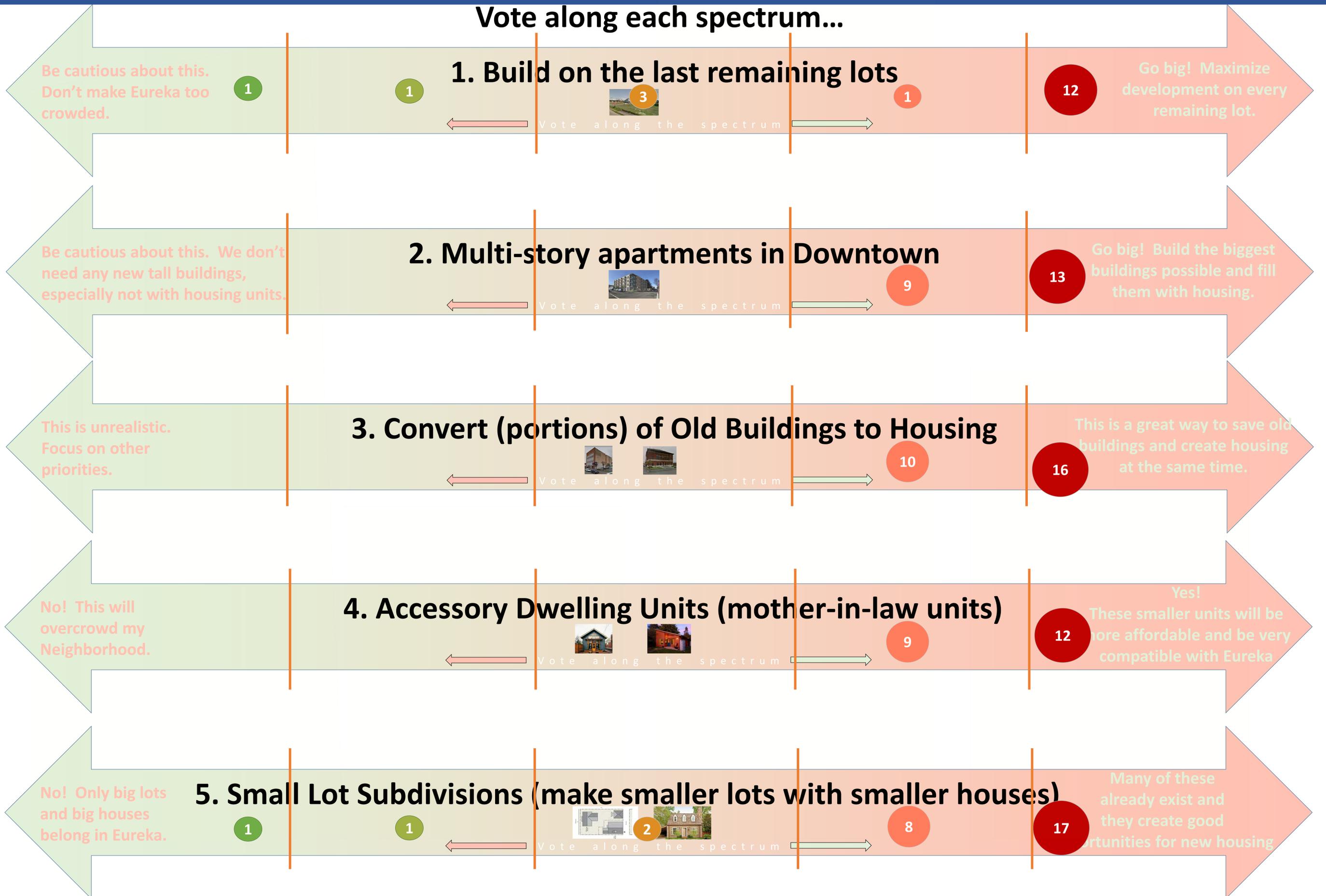
Where would you put them?

Things to keep in mind:

- Each pink dot represents one housing unit. A housing unit could be an apartment in an apartment building, a condo, a mother-in-law unit, or a single-family home.
- Think generally about the location. You don't need pinpoint the exact parcel.
- Try to avoid covering up other people's dots 😊

How (and where) to create housing?

Vote along each spectrum...



Housing Related Programs from across California

Which of these would you like to see happen in Eureka?

<p>Efficiency Improvement - Online Development Portal</p> <ol style="list-style-type: none"> 1. Improve capabilities on website to provide accurate land use information quickly and accurately 2. Match performance of online portals used in other California cities 	<p>1</p>	<p>Development Code - Public Improvements Required (PIR) Update (Sidewalk creation/repair requirements, alley paving requirements, curb-cut repair requirements)</p> <ol style="list-style-type: none"> 1. Public Works and Development Services collaborate to update and streamline the PIR requirements and process. 2. Recognizes that high cost PIRs discourage small residential developments like ADUs 3. Recognizes that a balance must be reached between housing needs and infrastructure maintenance needs. 	<p>7</p>	<p>Efficiency Improvement - Process Improvement Action Plan (PIAP)/Plan Check Streamlining</p> <ol style="list-style-type: none"> 1. Public Works and Development Services collaborate to update and improve the development review process 2. PIAP will reflect best practices of small coastal California cities 3. PIAP will involve outreach to building community 4. PIAP will involve performance metrics and a performance baseline 	<p>3</p>
<p>Development Coordination - Vacant and Underutilized Lots (Intentions Inquiry)</p> <ol style="list-style-type: none"> 1. Write letters to property owners. 2. Create database of development interest that can be used to help staff prioritize resources 	<p>6</p>	<p>Land Availability - Vacant and Underutilized Lot Inventory</p> <ol style="list-style-type: none"> 1. Planning staff maintains updated inventory of all sites (not just RHNA-allocated sites) 	<p>6</p>	<p>Land Availability - Publicly Owned Lands Inventory</p> <ol style="list-style-type: none"> 1. Public parking lots (public parking retained) 2. Marginal park lands 3. County and State owned lands, vacant and underutilized (potential trades) 	<p>5</p>
<p>Development Coordination - Promote Affordable-by-Design Development to Developers</p> <ol style="list-style-type: none"> 1. Parking not required if unit <500sf 2. Can be used to meet RHNA needs for low and moderate income units, if justified by rental cost data. (The Annual Report for HCD includes this space on the form) 3. More attractive to most developers because deed restriction (and means testing) not required. 	<p>4</p>	<p>Development Coordination - High Priority Vacant and Underutilized Lots (Pre-Permitting)</p> <ol style="list-style-type: none"> 1. Uses Site Inventory data 2. Focuses on large sites 3. Plan A "What will it take for you to develop this?" 4. Plan B "Would you be willing to sell so someone else can develop it? We can help facilitate that." 	<p>3</p>	<p>Development Coordination - Small Lot and Conservation Subdivision (Pre-Permitting)</p> <ol style="list-style-type: none"> 1. Target specific property owners and likely developers (local contractors) 2. 2,000 s.f. minimum lot size in R2 and R3 3. Frontage not required (Alley or Access Easement ok) 	<p>6</p>
<p>Modify Zoning Code to Allow Tiny House on Wheels</p> <ol style="list-style-type: none"> 1. Fresno allows this 2. Sewer, Water, and Power connections required 3. The backyard of a single family home because a one-space RV park 4. Tiny Houses on Wheels are considered permanent housing 	<p>14</p>	<p>Development Coordination - Conversion of Underutilized Non-residential Space (Outreach)</p> <ol style="list-style-type: none"> 1. Target vacant upper stories in downtown and old town. 2. First 8 apartments free in Downtown zone (no parking required) 3. First 4 apartments free in Henderson Center, Wabash Avenue, and Neighborhood Commercial (no parking required) 	<p>4</p>	<p>ADU - Website and Materials ADU - Financing Resources + Bank Ambassadors ADU - Education Campaign for Contractors and Realtors ADU - Marketing Mailer to Property Owners + GIS Suitability Analysis ADU - Preapproved Plans + Funded Update Schedule ADU - Prefab Research Report ADU - Reduced Fees (Impact and/or Building Permit Fees)</p>	<p>9</p>
<p>Condominium Conversion</p> <ol style="list-style-type: none"> 1. Modify zoning code to provide a clear regulatory path for the conversion of apartment buildings into condos 2. Provides opportunity for home ownership at a lower price 	<p>11</p>	<p>Motel Conversions to Affordable Housing</p> <ol style="list-style-type: none"> 1. Identify Motels and work with owner's and affordable housing managing organizations 	<p>12</p>	<p>Affordable Housing - Expedite Permit Processing for Affordable Projects</p> <ol style="list-style-type: none"> 1. Create process by which all projects that create affordable housing are moved to the top of the stack 	<p>7</p>
<p>Collaborate with Service Providers on Homelessness (Liaison) Tenant/Landlord Mediation and Fair Housing Information Seek Funding for Services for Special Needs Populations (very low income, seniors, disabled persons) Promote Housing Choice Vouchers (Section 8) with Landlords Wheelchair Ramp Grant Tenant/Landlord Mediation and Fair Housing Information</p>	<p>13</p>	<p>Rehab Grants and Loans - Small Medium Multifamily Rehab Grants and Loans - Owner Occupied Rehab Grants and Loans - Senior Home Repair Rehab Grants and Loans - Market Rate to Affordable Conversion as Condition of Grant</p>	<p>9</p>	<p>Purchase Affordability Covenants</p> <ol style="list-style-type: none"> 1. City uses funds to purchase affordability covenants 2. May appeal to "cash out" property owners because they would retain ownership of their property but would receive a lump cash payment. 3. Some older properties may already rent at near affordable rates 	<p>3</p>
		<p>Vacant Home Outreach</p> <ol style="list-style-type: none"> 1. Use City water records to locate properties that appear vacant 2. Send letter explaining options (Needed repairs? Property management companies for out-of-town owners) 	<p>7</p>	<p>Rental Registry</p> <ol style="list-style-type: none"> 1. Proposed by Heidi Benzonelli 2. Response to dilapidated rental housing and the unwillingness of low income tenants to report substandard housing conditions. 3. Program would tax all income properties in the city to fund a full time building inspector to inspect all rental housing in the city. 	<p>9</p>

Put stickers in the blue boxes

Accessory Dwelling Units (ADU)

What is an ADU?

An ADU is small home associated with an existing single-family home. Sometimes called a “second unit” or “mother-in-law unit”.

Could I add one on my property?

Most likely yes. In almost all cases you can add an ADU to a property with an existing single-family home.

Could it be attached to my house?

Yes. There are three ways to add an ADU to your property:

1. Conversion (Convert a garage or divide the existing house into two units)
2. Home Addition (Add the unit onto the house, sharing a wall)
3. Detached (Build a new little cottage in the backyard)

Can I convert a garage?

Absolutely, just make sure you get a building permit.

Do I need to create a parking space for the ADU?

It's not required, but you can if you want.

Accessory Dwelling Units (ADU)

Brain teaser: See if you can spot the false statement:

The rental income from an ADU can help you pay your mortgage every month. The money will keep coming even if you lose your job.

AARP is a strong supporter of ADUs.

Attached ADUs can be up to 1,200 square feet in size. For example, a home addition ADU.

Detached ADUs can be up to 1,200 square feet in size. For example, a freestanding cottage.

You can convert an existing garage into an ADU.

You don't need to create a new off-street parking space to serve the new ADU.

You can build an ADU above a garage. (Classic space-saving design).

The least expensive way to create an ADU is to convert a portion of the existing single family home.

An ADA accessible ADU can help older folks “Age in place”, allowing for more years in the same neighborhood with the same backyard garden.

You can add an ADU to an income property (as long as your income property is a single family home)

You can add an ADU to your property even if it is already a rental property.

It's okay to connect the water, sewer, and electrical utilities into those of the existing single-family home.

You can put a porch on your ADU.

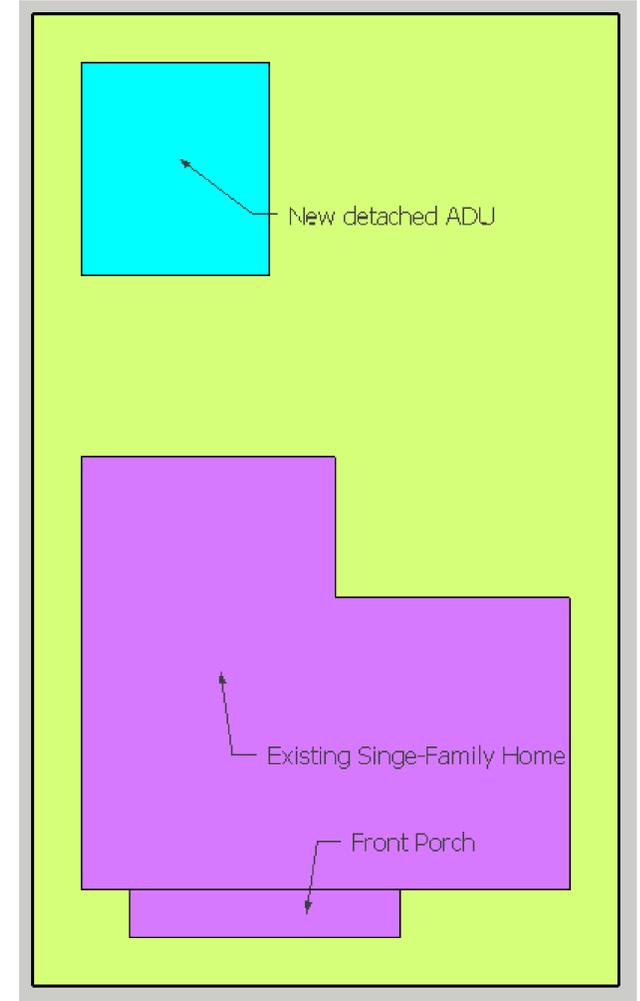
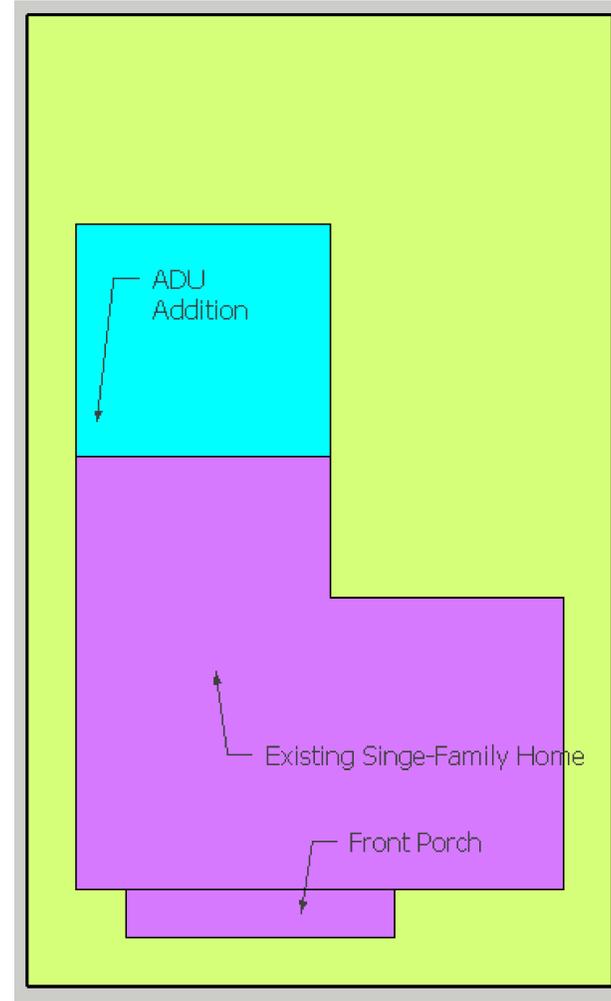
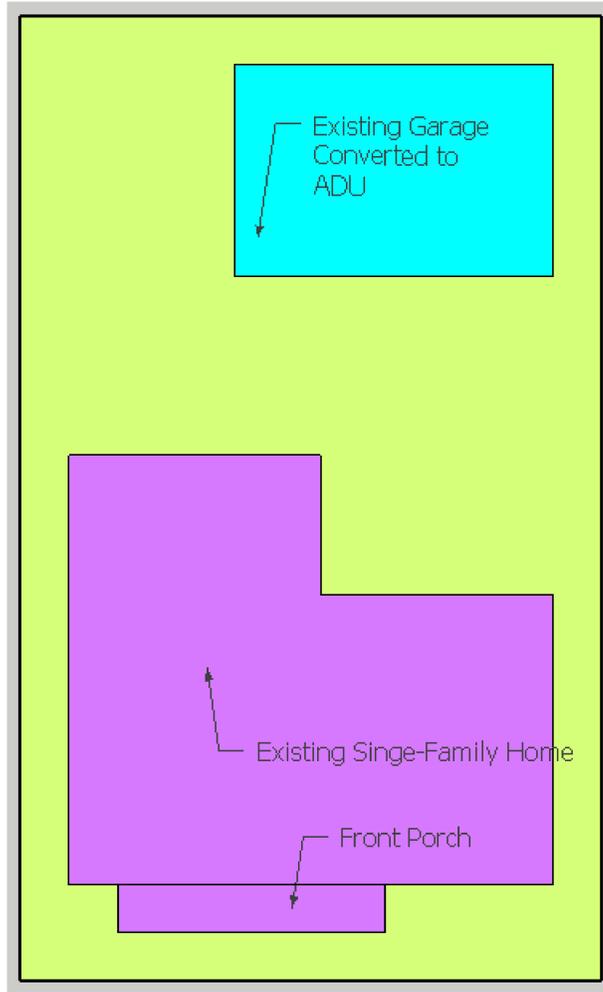
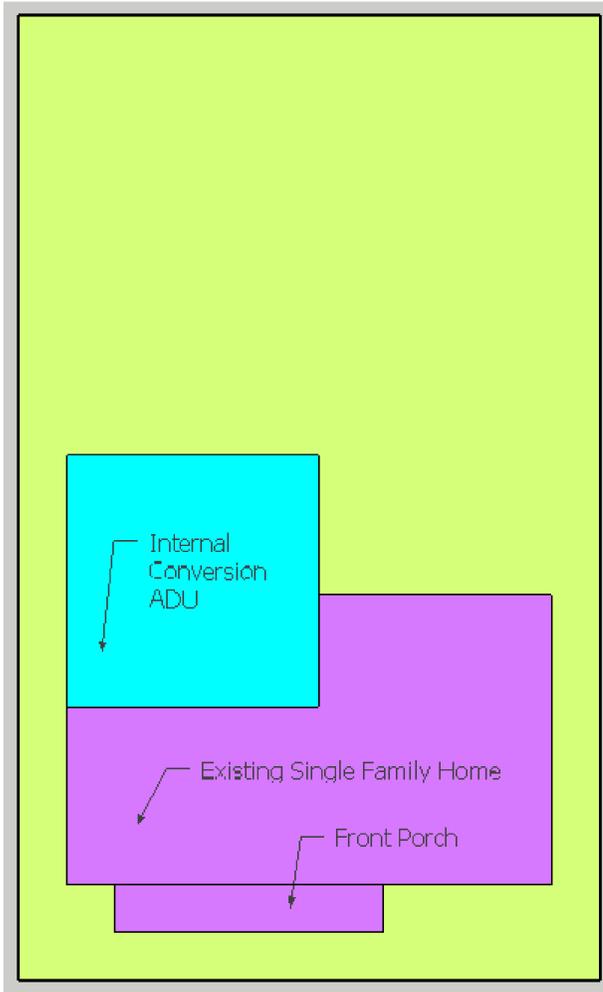
You do not need to get your ADU approved by the Design Review Committee.

It costs roughly \$170-200 per square foot for a local contractor to build an ADU. A 400 square foot ADU would cost roughly \$76,000.

Trick Question! They are all true! (Put this under the flap)

Accessory Dwelling Units (ADU)

There are four common ways you can create an ADU:



1. Internal Conversion

2. Garage Conversion

3. ADU Addition

4. New ADU Freestanding

Less Expensive



More Expensive

Accessory Dwelling Units (ADU)

What are your biggest personal obstacles to creating an ADU?

I don't want a renter living near my house:

1

The planning and building regulations are too confusing:

4

I can't find a contractor to do the work:

2

I don't have the cash to do it and I'm not sure I could get financing:

13

A 1,200 square foot ADU just isn't big enough:

1

Vote with a sticker!

Affordable Housing

Affordable housing is any housing that requires less than 30% of your household's monthly income.

Check out this table to see how your household compares to your fellow Humboldtters:

Household Size	Annual Income	Monthly Mortgage or Rent (includes insurance and utilities)	Maximum Home Purchase Price
Extremely Low Income (under 30% of Median Family Income)			
1-Person	\$12,600	\$315	\$32,411
2-Person	\$16,460	\$412	\$46,608
3-Person	\$20,780	\$520	\$58,455
4-Person	\$25,100	\$628	\$69,631
5-Person	\$29,420	\$736	\$81,031
Very Low Income (31 to 50% of Median Family Income)			
1-Person	\$21,000	\$525	\$69,966
2-Person	\$24,000	\$600	\$80,249
3-Person	\$27,000	\$675	\$86,285
4-Person	\$29,950	\$749	\$91,371
5-Person	\$32,350	\$809	\$94,052
Low Income (51 to 80% of Median Family Income)			
1-Person	\$33,550	\$839	\$126,016
2-Person	\$38,350	\$959	\$144,349
3-Person	\$43,150	\$1,079	\$158,432
4-Person	\$47,900	\$1,198	\$171,565
5-Person	\$51,750	\$1,294	\$180,786
Moderate Income (81 to 100% of Median Family Income)			
1-Person	\$50,350	\$1,259	\$191,739
2-Person	\$57,500	\$1,438	\$219,402
3-Person	\$64,700	\$1,618	\$242,874
4-Person	\$71,900	\$1,798	\$265,675
5-Person	\$77,650	\$1,941	\$282,160

Sources: HCD Income Limits, 2018

Affordable Housing

Types of Affordable Housing

Conventional (Deed Restricted)

Affordable-by-Design

For Rent

For Purchase

For Rent

For Purchase

Conventional (Deed Restricted) vs. Affordable-by-Design

Type	For Rent or Purchase	Income Verification Needed?	Government Subsidy Need to Construct or Operate?	Typical Size of Unit/Number of Bedrooms	Parking Provided?
Conventional	For Rent	Yes, regularly	Yes	600-1,000 s.f. (1-3 bedrooms)	Often
Conventional	For Purchase	Yes, but only at time of purchase	Yes	600-1,000 s.f. (1-3 bedrooms)	Nearly Always
Affordable-by-Design	For Rent	No	No	300-500 s.f. (Studio apartment or 1 Bedroom)	Very Rarely
Affordable-by-Design	For Purchase	No	No	300-500 s.f. (Studio apartment or 1 Bedroom)	Rarely

Affordable Housing

Types of Affordable Housing

Conventional (Deed Restricted)

Affordable-by-Design

For Rent

For Purchase

For Rent

For Purchase

4

7

11

24

Which of the four types of affordable housing should the City focus on the most?
Put a sticker in the appropriate box(es).

Housing Mismatch

Housing creation benefits all people AKA “Yes, trickle down housing is a real thing”

Build housing for this group...	...and this is what happens...
High Income Households	You help retain and recruit high skill professional workers such as doctors and engineers. They put their kids in Eureka schools and spend money in Eureka because this is where they live. Middle-income households buy their old houses.
Middle Income Households	You help to retain and recruit middle income professionals and tradespeople such as nurses, teachers, police officers, and plumbers. They put their kids in Eureka schools and spend their money in Eureka because this is where they live. Lower income households buy their old houses.
Low Income Household (Includes Students)	You help to retain and recruit service workers such as hotel maids and retail workers, who are critical for our tourism and hospitality industries. Their kids benefit from improved access to local educational and childcare resources. The short commute means less traffic on the roads and more money in their pockets. Very low income households will upgrade to their old apartments when they can.
Very Low Income Households (Includes people experiencing homelessness)	You provide housing for the most vulnerable and special needs populations within the community. It requires large subsidies to build new housing for this group because they have the least ability to pay, but it’s a clear benefit to society to help these people get back on their feet and receive the medical treatment that they need. Because more housing is available, very low income renters have more choice about where to live. They are empowered by the ability to leave substandard housing and are more likely to report unsafe housing.



Housing Mismatch

Case Study: “The reluctant roommates and the frustrated family” AKA “How building apartments helps families find houses”

Cindy, Tammy, and Pedro are roommates – but they’re not happy about it. It was fine back when they were in college but now it’s just irritating. They live in a 3 bedroom house that they rent for \$1,600 per month – each paying \$530. They each want their own apartment, preferably within walking distance of their job and favorite coffee shop. Finding an apartment that suits them, however, isn’t easy. They pour through craigslist every week but all they can find are more 3 bedroom houses and shabby 1970’s 4-plexes that are located far from downtown.

The Kowalski's are feeling cramped in their 2-bedroom apartment and have started looking to buy their first home. They are shopping for a modestly priced 3-bedroom but are having trouble finding a house in their price range. While they are looking to buy, they would settle for a 3 bedroom house to rent if they can find one in in their \$1,300 monthly budget. They can’t find either.

PLOT TWIST: A 45-unit apartment building is built in downtown Eureka. Each of the roommates immediately rent their own studio apartment in the new building. They each pay \$850 per month. They move out of the house and the landlord starts advertising it. The demand is a little weaker now because the overall supply of housing has increased, so she has to lower the rent to \$1,300. The Kowalski’s find the house are thrilled. They sign a lease and move in.

Have you ever been a “reluctant roommate” or a “frustrated family”? Write your story on a sticky-note and stick it next to this poster or on the table!



Cindy, Tammy,
and Pedro



The Kowalski’s



The house



The downtown apartments

Tiny House

So you wanna live in a Tiny House?

What is a Tiny House?

There is no official definition of a tiny house. It means different things to different people. Below you'll find an exploration of the different housing types that might fall into the category of "tiny houses"

Current Options: You can have one of the following right now:

Really Little Single-family Home. You can build a detached single-family house as small as 250 square feet. It could be site-built or pre-fabricated but would have a permanent concrete foundation.



Really Little ADU. You can build an ADU as small as 250 square feet. It could be site-built or pre-fabricated but would have a permanent concrete foundation. As an ADU, it would have to be located on the same site as a single-family home and could not be sold separately from the single-family home.



Bungalow Court with Really Little Bungalows. You can build each bungalow as small as 250 square feet. They could be site-built or pre-fabricated but would have it's own bathroom, kitchen, and permanent concrete foundation. This would be considered a multi-family residential development no different than a 6-plex (if the bungalow court had six bungalows). These are principally permitted in all multifamily zones.



Shared/Micro Housing with Detached Cottages. You can build multiple small (250 square feet) cottages around a common building containing a kitchen and bathroom. Both the common building and the cottages could be site-built or pre-fabricated but would have to be built with permanent concrete foundations. This type of development is allowed in most multifamily residential and mixed-use zones.



Mobile Home in a Mobile Home Park. You can live in a mobile home in a mobile home park. Some mobile homes are pretty small. These do not have permanent concrete foundations.



Micro Apartment Building. You can build an apartment building where each unit is as small as 250 square feet. These could be for rent or for sale, depending on the type of development. The ones with lofts can be pretty hip and typically rent/sell for less than conventional apartments/condos because they are very small and rarely include parking.



Tiny House on Wheels (THOW)

Tiny House on Wheels (THOW). A Tiny House On Wheels is a wood-framed structure built on a utility trailer, sometimes as small as 100 square feet. They are legally classified as recreational vehicles (RVs) and as such must be licensed by the Department of Motor Vehicles. The water, wastewater, and electrical connections are the same as for RVs. The only place in Eureka that you can currently have an RV is in an RV park. RVs, as *recreational vehicles*, are not legally intended to be used as permanent housing.



Increasing Interest. A Tiny House On Wheels are a hot new topic in the world of housing. Numerous TV shows, websites, blogs, and Youtube channels promote them as a financially liberating and environmentally conscious alternative to conventional housing. Interest is strong in Eureka as well. Over the past few years a good number of people have asked about them at the Planning Department.

Community Concerns and Regulatory Hurdles. As with anything new, there are always questions and concerns that come up. A community needs to look at the potential downsides as well as upsides. The following are questions and concerns that typically come up with THOWs:

- **Legal.** Is it even legal to let people live permanently in THOWs (which are really RVs)?
- **Health/Safety.** Is it safe to let people live in structures that don't have to meet the building codes? What about sewage?
- **Location.** Are the THOWs going to be dispersed around single-family neighborhoods like ADUs or are they going to be concentrated in RV parks (i.e. "Tiny House Villages")?
- **Aesthetics.** What about aesthetics? Can someone live full-time in a 30-year-old Winnebago?
- **Purpose.** Is the purpose of THOWs to create permanent housing or to facilitate nomadic lifestyles for people that want to roam up and down the coast?
- **Social Justice.** How can be sure that allowing THOWs will help the poorest and most vulnerable members of society?

Case Study: City of Fresno

The City of Fresno recently began to allow THOWs as an alternative to ADUs. Here are a few of their regulations:

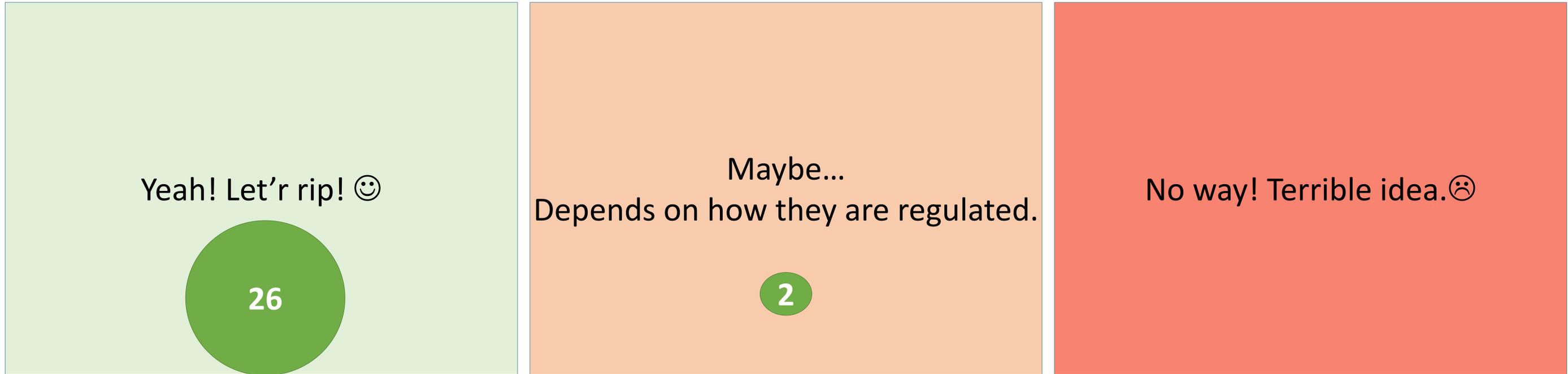
- Must be registered with the DMV
- Must be built to ANSI 119.2 or 119.5 requirements
- Must have concrete parking pad
- Must have RV water and sewer hookup at pad
- Can't be larger than 440 s or smaller than 100 s.f.
- Must look like a conventional home
- Must have skirt to cover wheels

Source: Fresno Municipal Code §15-2754 and §15-903



Tiny Houses

Do you think we should allow THOWs in Eureka? (Vote with a dot)



Are you interested in any of these other non-THOW tiny homes? (Vote with a dot)



Vacation Rentals

What are they? Vacation rentals are residential properties that are rented to vacationers or travelers for periods of less than 30 days.

Background: Vacation rentals have been around for a long time. They have traditionally provided an alternative to hotels for people who planned to stay for longer periods of time (e.g. 10 days), or for visitors needing extra space (e.g. family reunions). They were typically only located in areas of extraordinary touristic value, such as beachside or picturesque old towns. With the advent of smart phone apps and the sharing economy, it became very easy for anyone to rent out their residence to travelers. Changing consumer expectations meant that a broader range of people were interested in “vacation rentals”, such as solo travelers or people that only needed to stay for one night. Parallel to the rise of short term vacation rental came the housing shortage, which meant that housing in general is not as plentiful or affordable as the people of Humboldt need. The concern is that if a residence is being used to serve vacationers is no longer providing housing to locals, which can be a problem. The City of Eureka recognizes the need to balance these two important topics.

Pros	Cons
<ol style="list-style-type: none"> 1. Supports tourism economy (Visitors are likely spend money near their lodging) 2. Economic security for home owners (Can generate “on-demand” income in times of economic stress) 3. Shows off Eureka’s beautiful neighborhoods (Something most hotel-based visitors don’t see) 	<ol style="list-style-type: none"> 1. Reduces available housing for local workforce 2. Lower housing supply tends to drive up rents

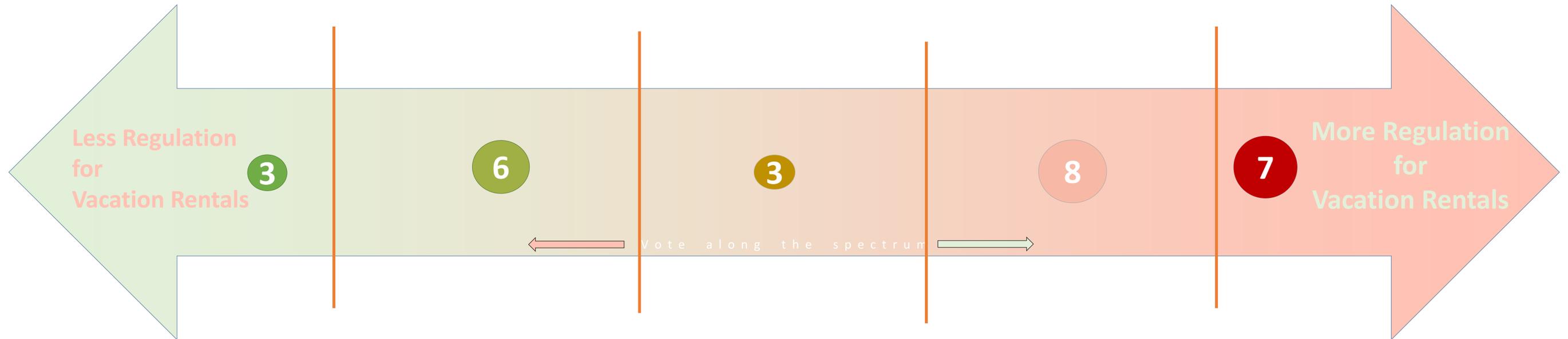
Proposed City Regulations: (Three options)

1. **Single Room:** You live in your house and rent out a room. All you need is a business license. Easiest option.
2. **Multiple Room:** You live in your house and rent out up to 8 rooms. Think bed and breakfast or hostel. You need a minor use permit for this approval. Second-easiest option.
3. **Entire Unit:** You *don’t* live in your house and you rent it out to visitors. You need a minor use permit for this approval. The total number of permits is capped by City Council to limit the impact to the housing supply. This is the least easy option.

Note: These regulations don’t apply in mixed-use zones like Downtown or Old Town. In those zones there are no special permits or caps. They are regulated the same as hotels.

Vacation Rentals in Residential Zones

What's your attitude about vacation rentals in residential zones in Eureka? Place a dot on the spectrum.



Less Regulation

“Let people do what they want. The more the merrier. Vacation rentals aren't hurting anything.”

More Regulation

“Vacations rentals are a major threat to Eureka's housing supply and/or neighborhood tranquility. I want strict limits or an outright ban.”

Other Thoughts? Jot them down in the space below:

- Need more regulations as units grow
- I have lost multiple homes to Airbnb!
- Limit rental period to +30 days
- Vacation rentals are empty houses most of the year that would be meeting Eureka's housing needs but aren't. Additionally nobody needs a vacation home, but everybody needs a house... a home.

EUREKA HOUSING WORKSHOP – April 10, 2019

Eureka's future multi-family housing developments need to look...

 = More like this

 = Not like this



Big Idea Board.

Have a big idea for housing in Eureka?

Draw it, write it, or diagram it here:

- Copy existing units at Eureka Housing Authority Senior Units, i.e. 942 G St. – Excellent floorplan
- If sea level rise puts Eureka under water some day, having a lot of housing will be the least of our problems. Build/develop as much and as high as possible in Old Town. Lots deal with the issue we do have now.
- Banks help finance tiny homes in backyards. Rent goes to pay loan until loan paid off, then tiny house becomes homeowners to rent. **
- Tiny house villages where you get to help build the tiny house and you eventually own the tiny house *
- CAVCO houses (cabins) like Sandpiper in Arcata on city-owned parking lot on Myrtle now domes. Could fit 10 or 12, ½ face marsh across Myrtle, ½ face new trail that goes to McFarland. Home ownership! Under \$100,000 maybe. Look into it!!!
- Require/incentivize small/micro-farms, community gardens, and food forests! *
- More rules for rental agencies – to allow tenants with mid-low credit rating
- Environmental impacts lessened (more eco-friendly materials/building practices) and sea level rise-proof housing
- Incorporate ideas from local native traditional architecture in new houses
- Real estate investors are driving up the price of all homes by concentrating ownership with a few wealthy people. They drive the economy while simultaneously pulling the resources of the middle class. This is a major driver of homelessness, foreclosures, and housing insecurity.
- Communal housing (like the proposed veterans center in the slideshow) for the general public
- Convert commercial buildings to accommodate upper level apartments or upper level/back area condos and lower level stores
- Access to the waterfront and parks for all residents

In the space below, write answer to the questions about housing Eureka...

What is good about housing in Eureka?

- Less expensive
- We could always be Arcata
- Neighborhoods
- Trees
- Historic Buildings
- Bay
- Old town
- Small city
- Walkable
- It's old and beautiful
- Very diverse
- Lots of yards and valuable greenspaces

What are the biggest challenges about housing in Eureka?

- Affordability ***
- Zoning
- Down payment
- Being on a fixed income and finding something affordable and decent to live in
- Landlord/rental agency relationship with potential tenants
- Houses with mold and rats are almost affordable, but houses without them are not
- Mental health supports to help the housed stay housed
- Lack of “ready to upgrade” homes
- Airbnb
- Rundown
- Roads and sidewalks aren't maintained
- PG&E lines are messy and make it look sad

What are the top two things you change about housing in Eureka?

- Zoning
- Property tax incentive to build ADU
- Incentivize sale of homes under 20k to low low income people
- There should be more services and shorter waiting lists for lower or fixed income citizens
- Allow tenants with less than stellar records to rent homes
- More available housing/fewer vacation rentals
- More maintenance/updating (to fit codes) for old houses; they are good homes and many are empty due to missing floorboards and the like
- Multi-family/tiny houses. Big Victorians can be multifamily. A vacant lo can house tiny houses on wheels and van houses.
- More public investment in housing
- Better leverage of shelter crisis designation
- Mixed use/ mixed income developments are awesome! Include parks and community meeting space!
- Stop slum lords

Housing Conditions and Code Enforcement

Have thoughts on this topic?

Draw it, write it, or diagram it here:

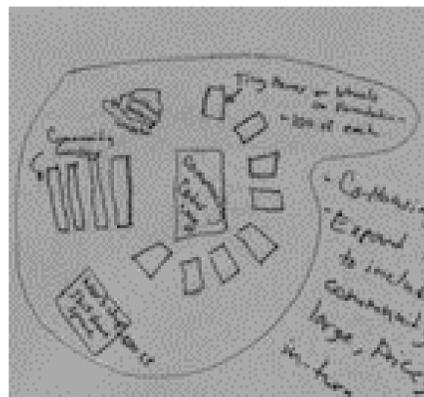
- Slum lords!
- I like living in city owned property (senior apt) because my tenants rights are protected
- Too many wonderful old houses are destroyed by mold an rats. Mold kills creatures (it killed my parakeet). Maintain old houses and we won't need as many new ones. Use nay empty building you can before building new!
- Commercial buildings allowed to stay vacant bring down property value and weaken spirit & cohesiveness of community. Let's put an end to incentivizing vacant propertied and those that are allowed to fall into disrepair. *
- Protection for renters who complain about substandard housing!!! (I lost an apartment this way)
- Mold!
- It would be nice if low income did not equate to living in squalor (rats, roaches, etc.)
- Code enforcement rocks!
- Collaboration between City and County
 - Shared resources
 - Identify common goals
 - Subsidies to improve housing conditions
- Be nice!

Housing Insecurity and Homelessness

Have thoughts on this topic?

Draw it, write it, or diagram it here:

- Need to create more emergency housing that's free. Like Betty Chinn Village, but more villages with less restrictions
- Take old RVs, teach construction skills, have people create their own homes
- Build tiny houses
- Shared housing throughout the County
- Lower property taxes if ownership builds 2nd unit
- Everyone deserves a home
- Allow Van/bus/tiny house on wheels*
- Housing programs for homeless/at risk folks
- Redefine zoning designations to include temporary lots for mobile dwelling units (vehicle, RV, tiny home)
- Safe camping is needed in the interim while we wait for affordable/permanent housing
- Explicitly address housing for people without jobs or who can only find minimum wage, part-time jobs. This presentation did not address this at all! *
- Expand the definition of zoning to include options that strengthen community rather than benefit large, pricey development that in-turn requires large rent
- Cohousing has many forms.



Eureka Police Department, Community Services, and DHHS

Mock Real Estate Listings

This stations shows ten mock real estate listings.

Place a dot on any property that you would be interested in renting or buying.

- \$800/mo. For 400 sq. ft. is out of reach for most people who need this kind of housing
- Seniors need at least 1 bedroom, ground floor – no entry stairs, include ADA shower etc. in order to downsize - Elevator option but notoriously expensive to maintain and is a problem when not functional.

Other thoughts to share? Write them down here ↑

Fogtown Realty

"Your new home will fit you better than your favorite pair of pants. We guarantee it."

Brand New Micro Apartments for Rent



Location: 300 G Street (behind Mazzotti's)

Monthly Rent: \$800 (water included, gas and electric excluded)

Apartment Description: 400 square feet studio apartment with big windows generous balcony

Parking: No dedicated space (City parking permit available for \$50-100 per month)

This 45-unit apartment building was completed in late 2019. Located right in the heart of Old Town it is within walking distance of numerous shops, restaurants, and many large local employers. The waterfront/bay trail passes just blocks away, offering a direct bike route to HSU. Secure bike parking included on ground floor. Major bus routes are located just one block to the south. Call for a showing today!

5

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Two New Skinny Houses for Sale



Location: 2004 C Street

Price: \$275,000 each

House Description: New Construction 1,500 s.f. 3-bedroom 2-bath single-family homes

Lot: 3,000 s.f. (30' wide and 100' deep)

Parking: Carport (accessed from alley)

Two brand new homes, identical except for exterior facades. Each detached single-family home occupies its own lot and is eligible for conventional financing (i.e. *this is not a condominium*). Inspired by the row of homes at 12th and J Streets (photo right), the developer decided to split the lot into two long skinny parcels and built two long skinny homes.



12

New Alley House for Sale



Location: 1110 L Street

Price: \$225,000

House Description: New Construction 750 s.f. two-bedroom one-bath single-family home

Lot: 2,000 s.f. (Alley access only – no frontage on L Street)

Parking: 1-Car Parking Pad

Completed in November 2019, this cute little bungalow would be a great starter home or ideal for a couple of ready-to-rumble retirees. The lot was split off a larger lot in 2018, where it previously served as a large grass backyard. The yard is small but ample-size for a vegetable garden and letting Little Poochy out for a piddle.

18

New House in Conservation Subdivision



Location: 1305 Vista Drive

Price: \$700,000

House Description: New Construction 2,800 s.f. 6-bedroom 3-bath single-family home

Lot: 3,000 s.f. buildable + 1.8 acres of conservation easement

Parking: 2-Car Attached Garage

Move-in-ready home in new conservation subdivision! The home occupies .07 acres (3,000 sf) of a 1.87-acre lot. Most of the lot is steeply wooded gulch and is covered by a conservation easement. The conservation easement can never be logged and no buildings or roads can be built inside it. The home is set very near the street. It has a large deck and beautiful views but effectively no yard. The conservation easement contains a private walking path. Call today for a showing!

2

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Row House Condo for Sale



Location: 1621 E Street

Price: \$300,000

Condo Description: 1,600 s.f. 3 bed 2 bath (Kitchen and living on 2nd fl, bedrooms on 3rd fl.)

Parking: 1-Car Garage (accessed from alley)

This 4-unit condominium was completed in early 2020. Conveniently located in Midtown Eureka, it's within easy walking distance of both Old Town and Henderson Center. High grade finishes throughout. No yard, but it does have a 300 s.f. roof deck. Great option for someone who prefers traveling to yard work!