

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Eureka	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>IMP H-1 Annual Evaluation of Implementation Programs and Annual Housing Production Report</p>	<p>Action One: Each year, produce a series of graphs/tables outlining the total number of housing units created in the City, classified by category (such as single-family, multi-family, etc.) and, where feasible, affordability level. The graphs/tables will also include an on-going 10-year trend analysis of housing units created to evaluate the current year relative to past trends.</p> <p>Action Two: Based on the above graphs/tables, evaluate the City's efforts over the previous year to enact the implementation measures of the Housing Element, determine which efforts were most effective, and which efforts/programs need to be improved. The graphs, tables, and evaluation of City efforts will then be incorporated into a summary report.</p> <p>Action Three: Provide the annual report to the City's Planning Commission, and City Council. The report will be available to the general public.</p>	<p>Annually 2020-2027</p>	<p>Staff prepared and presented the summary reports and a PowerPoint presentation with graphs and tables for 2019-20, 2021 and 2022 to the the Planning Commission and City Council in March-May of each year (2022 report presented to Planning Commission April 10, 2023 and City Council May 2, 2023).</p>

<p>IMP H-2: Ongoing Evaluation and Refinement of Development Regulations</p>	<p>Action One: At the end of each calendar year, evaluate the City’s development regulations, based on staff experience and community feedback, to determine if any City development regulations have proven to be unnecessarily burdensome or detrimental to the production of housing over the course of the year. Hold a community workshop once every 2 years for members of the public to present their ideas for zoning code modifications.</p> <p>Action Two: Provide the findings to the Planning Commission and City Council. City Council may direct staff to add, modify, or eliminate City development regulations that restrain or impede the production of housing.</p>	<p>Annually and biennially 2020-2027. All revisions to be adopted within one year of being identified.</p>	<p>In May 2019, the City Council adopted an ordinance repealing and replacing Eureka Municipal Code Chapter 155 (the Zoning Code) and the new code became effective on June 20, 2019. The City Council has since adopted five annual clean-up amendments at their meetings on August 18, 2020, July 6, 2021, February 15, 2022, November 1, 2022 and October 17, 2023 (the February 2022 amendment was an extra amendment primarily to incorporate the provisions from SB 9 and SB 478). In the latest 2023 cleanup amendment, the City made significant changes to its accessory dwelling unit regulations to ensure compliance with current State ADU and Junior ADU law and to reduce the deadline for City action on accessory dwelling unit applications from 60 days to 45 days (an action proposed in the City’s successful pro-housing designation application). Other pro-housing changes in the latest 2023 amendment included adding emergency shelters as a principally permitted use in the Public Facilities zoning district, and removing the requirement for Design Review Approval for residential projects with four or fewer residential units, including mixed-use developments with at least two-thirds of the square footage designated for residential use, as well as for transitional, supportive, emergency and farmworker housing.</p> <p>Public hearings have been held during the Planning Commission and City Council meetings for each of the five Zoning Code clean-up amendments which have been implemented since the 2019 comprehensive update, although the City has not held a community meeting specifically for the purpose of inviting the public to present their ideas for zoning code modifications. Planning Staff has found that a more effective way of finding ways to improve the code is by tracking issues that arise and complaints/suggestions made by community members, Staff, Planning Commission, and City Council during implementation of the code (i.e., during application to specific projects). The Planning Division keeps a “Zoning Code Refinement Spreadsheet” and all Planning Staff members are actively encouraged and requested to add ideas for code improvements as they arise in their day-to-day work implementing the code. At the Planning Division’s weekly group problem-solving sessions, discussions about how to apply the code to particular situations often result in new ideas added to the spreadsheet, which then becomes the basis for the next annual code cleanup amendment. In 2024, Staff will work on a mechanism to allow community members to directly suggest ideas for zoning code modifications on an ongoing basis.</p>
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<p>IMP H-3: Revision of Specific Development Regulations</p>	<p>Action One: Actively pursue Coastal Commission Certification of a substantially reformed City of Eureka Local Coastal Program that allows the following types of regulations and development options that support and promote the creation of housing: increased residential density, increased floor area ratios, increased building height limits, reduced parking standards, condominiums, townhomes, small lot subdivisions, conservation subdivisions, urban lot subdivisions, internal conversions, Accessory Dwelling Units (ADUs), live/work units, mixed-use developments, dense multi-story developments with upper floor residential, tiny houses, efficiency dwelling units, micro-units, shared housing, owner-occupied affordable housing, local affordable housing density bonuses, Affordable-by-design incentives, parking reduction incentives, and other housing-friendly regulatory options already allowed by the City outside of the Coastal Zone.</p> <p>Action Two: Comprehensively update the City's subdivision regulations to improve readability both for staff and the public, ensure consistency with the Subdivision Map Act and other laws, and to provide clear regulatory paths forward for a diverse range of housing types such as small lot subdivisions and condominiums.</p> <p>Action Three: Comprehensively update the City's historic preservation regulations to</p>	<p>2023 (Action One); 2024 (Actions Two and Three)</p>	<p>The City of Eureka is in the process of updating our Local Coastal Program, which includes a comprehensive update of both the Land Use Plan (Coastal Element of the General Plan) and the Implementation Plan (Coastal Zoning Code). In 2022 and early 2023, City staff brought all draft chapters of the Land Use Plan to City Council and Planning Commission for review and comment, and incorporated comments made by Planning Commission, City Council, the public, and other agencies. City Staff then uploaded the revised draft chapters onto the City website in June 2023 to allow further public review and comment. In 2023, City Staff also began drafting the Implementation Plan portion of the Local Coastal Program, and submitted two draft articles to the Coastal Commission Staff for initial review, as well as met with the Coastal Commission Staff to discuss their comments on the revised draft of the Land Use Plan. Since May 2023 there have been various obstacles to finding time to work on the Local Coastal Program update, including significant time spend working on other aspects of Housing Element implementation. City Council identified the Local Coastal Program update as a top priority in their 2023/2024 strategic vision and Staff is hopeful work can begin again in earnest by mid-2024.</p> <p>The City will continue work to update the City's subdivision and historic preservation regulations. Although the City's subdivision regulations have not been comprehensively updated, the 2019 Comprehensive Zoning Code Update added subdivision alternatives such as small lot subdivisions and conservation subdivisions, and SB9 urban lot splits were later added in the February 2022 cleanup amendment. In the most recent 2023 cleanup amendment, maximum site coverage standards were removed for individual lots within a conservation subdivision to increase flexibility for developers. Also in the most recent 2023 cleanup amendment, language was added to the ADU regulations to explicitly exempt from Historic Preservation Review various types of ADUs on properties listed on the Local Register of Historic Places.</p>
<p>Imp H-4: Ongoing Evaluation and Refinement of Permit Fees and Utility Connection Fees</p>	<p>Action One: Each year, evaluate the City's development related permit fees to ensure the City's fees are competitive with fees established by other jurisdictions in the region, and to ensure none of the City's fees substantially impede the production of housing.</p> <p>Action Two: Each year, evaluate the City's development related permit fees to determine if it is feasible to establish reduced fees for housing developments that are affordable and provide for the special housing needs of the community.</p> <p>Action Three: Through the annual fee schedule adoption process by the City Council, make appropriate recommendations for fee updates.</p> <p>Action Four: Evaluate the potential to reduce or eliminate building permit fees and/or impact fees for ADUs and/or affordable housing units</p>	<p>2020-2027</p>	<p>The City Council adopts updated fees at a public hearing at the beginning of each fiscal year and as needed throughout the year. Development Services Staff review Planning and Building fees each year as part of this process and make recommendations for improvements.</p> <p>The City of Eureka waives impact fees for water and sewer connections for all accessory dwelling units.</p> <p>The City participated in the development of an ADU calculator tool with Humboldt County and other local jurisdictions and found Eureka's building permit and planning fees are a relatively small percentage of Eureka's ADU development costs, compared to other jurisdictions. Development Services (Planning and Building) also conducted a customer service survey in July 2023 of people who had applied for a permit in the previous two years and specifically asked whether respondents had participated in permitting processes in other cities and counties, and if so, how did the permitting cost compare. Only 30 people responded and opinions were split: 10 said Eureka was more expensive, 7 said Eureka was cheaper, and 13 said the cost was roughly equivalent.</p>

<p>IMP H-5: Process Improvement Action Plan</p>	<p>Action One: Conduct a multi-department customer service survey aimed at property owners, business owners, and development professionals that have engaged in development processes in Eureka within the past two years of when the survey is issued. The purpose of the survey is to determine which City development review processes, permitting procedures, and customer service standards are the greatest obstacles to development, from the perspective of those individuals seeking to engage in development.</p> <p>Action Two: Following the survey reevaluate existing development-related procedures/processes, propose modifications, and implement workflow process improvements.</p> <p>Action Three: Following each survey provide update reports to the City Council regarding customer service improvement efforts. The City Council may direct staff to add, modify, or eliminate processes that restrain or impede the production of housing.</p>	<p>2022</p>	<p>A survey was completed in 2023 with REAP funding suballocated by the Humboldt County Association of Governments. The City extracted names and addresses of people who applied for a Building and/or Planning permit within the past two years (2021-2022), created a survey through SurveyMonkey, and distributed the survey in July 2023. 599 emails were sent with a survey link and 2,386 postcards were mailed with a survey QR code. 61 people took the survey, which included 24 questions about permit processes and customer service. Staff analyzed the results and created a written report as well as a PowerPoint which was presented to City Council at their meeting on January 16, 2024. The City has already implemented process improvements since many survey respondents participated in the permitting process in 2021/22, including moving from paper to online permit applications through OpenGov for all Building permits and some Planning permits (all Planning Permit applications are anticipated to be paperless by the end of 2024).</p>
<p>IMP H-6: Public Improvements Required (PIR) Evaluation and Update</p>	<p>Action One: Evaluate existing regulations regarding PIRs; conduct a comprehensive review of the current best practices from other California communities; evaluate the implications of potential modifications; and develop a report of findings.</p> <p>Action Two: Provide the findings to the City Council. The City Council may direct staff to update policies and/or pertinent portions of the Eureka Municipal Code.</p>	<p>2020-2023</p>	<p>Public Works had begun the process of evaluating the current provisions and best practices from other jurisdictions; however, forward progress was stalled as a result of Covid, and other City projects. City Staff anticipates being able to move forward again during 2024.</p>

<p>IMP H-7: Produce Housing-Development Related Educational/Promotional Materials</p>	<p>Action One: Produce a list of the existing development regulations/incentives that are most likely to stimulate the creation of housing and that property owners and private development professionals may find the most informative. The list is likely to include: small lot subdivisions, conservation subdivisions, urban lot split subdivisions, opportunities for internal conversions, accessory and junior accessory dwelling units, live/work units, mixed-use developments, dense multi-story developments with upper floor residential, tiny houses, efficiency dwelling units, micro-units, shared housing, owner-occupied affordable housing, local/State affordable housing density bonuses, Affordable-by-design incentives, parking reduction incentives, and opportunity zones.</p> <p>Action Two: Identify the education/promotional communication mediums that would be most effective at conveying the list of development regulations/incentives produced above to property owners and development professionals. The mediums most likely to be identified include: a new "Eureka Housing Regulations and Incentives" website with interactive mapping features, on-line videos, printed materials such as flyers and brochures, social media promotions, and direct mailings to property owners.</p> <p>Action Three: Produce custom educational/promotional materials for each</p>	<p>2020-2023</p>	<p>In 2022, the City secured a REAP program sub-allocation grant from the Humboldt County Association of Governments to complete this implementation measure. In late 2023, Planning Staff produced a list of topics for housing promotional material and created draft content on each topic. Staff is now working on how to best present the information, and anticipates finalizing promotional material and distributing in 2024, prior to the REAP grant closeout report due date of May 31, 2024.</p> <p>The City did revamp its website in 2023 to make the site more user-friendly (https://www.eurekaca.gov/) and created a separate Talk Eureka site (https://talk.eurekaca.gov/) through EngagementHQ that provides an interactive interface to allow the public to engage directly with City staff on specific projects. Planning Staff developed a Talk Eureka page dedicated to IMP H-34 (Affordable Housing on Publicly-owned Properties) which includes information, FAQs, and newsfeeds on each of the affordable housing projects and a forum for the public to ask questions and provide comments.</p>
<p>IMP H-8: Outreach and Training to Development and Real Estate Professionals</p>	<p>Action One: Generate and maintain a list of housing-related non-profits, realtors, design professionals, contractors, and other development and real estate professionals in Humboldt County. Update list annually.</p> <p>Action Two: At least once per year, distribute the City's housing-development related educational/promotional materials to individuals/organizations on the list.</p> <p>Action Three: At least once per year, present the City's housing-development related educational/promotional materials to industry groups (such as Realtor Associations, engineering associations, etc.).</p> <p>Action Four: Ensure that staff is available on an on-going basis to respond to inquiries regarding development regulations, options, and incentives.</p>	<p>2020-2027</p>	<p>Actions One, Two and Three have not been implemented (see also Imp H-7). Development Services - Planning has an assigned "Planner-on-duty" who is available each day to provide free preliminary review of projects, and to answer any and all questions promptly and thoroughly, whether they are telephone calls, e-mails, and/or walk-in customers. Planners create a record of each inquiry and response (a "Pre" record) in the City's permitting database to prevent duplication of work and ensure consistency in the City's response. The City also has free and optional pre-application development review the second and fourth Thursday of each month on Zoom where a project proponent can submit a preliminary site plan and receive preliminary verbal feedback from various City departments and outside agencies (Planning, Building, Public Works, Fire, Caltrans, etc.).</p>

<p>IMP H-9: Residential Pre-Permitting Programs</p>	<p>See Housing Element for full text of actions. Action One: Establish a Preliminary Site Plan Approval Program (PSPAP) Action Two: Pre-approved Accessory Dwelling Unit (ADU) Plans Program: Action Three: Acquire funding to complete a Downtown Specific Plan and complete a CEQA analysis for the development of specific, high-priority parcels, with particular emphasis on creating dense, multi-story developments with upper floor residential units.</p>	<p>2020-2027(Actions One and Three); 2021-2024</p>	<p>Actions One has not been implemented. Planning Staff will work to advertise this service in 2024.</p> <p>Action Two has not been implemented. Instead of putting resources into pre-approved ADU plans, the City is working on an ADU financing program where the City provides initial loans for ADU design and construction, helping property owners through the design, permitting and construction process and then partnering with a bank for refinancing once the ADUs are built. The City was not successful with pre-approved ADU plans in the past; Humboldt Association of Realtors provided the City with four ADU designs for use by the general public in ~2007 and committed substantial time and expense to keeping them up-to-date for four years with changing Building and Energy Codes, but ultimately decided not to continue to update the plans in 2011 because none of the plans had been built. City Staff continues to believe pre-approved plans will not be widely used: pre-approved plans are best for new-construction, detached ADUs, but in reviewing the ADU projects issued building permits in 2023, 64% were conversions of existing structures/space, and of those that were new construction, many were attached to or constructed above existing structures. Nevertheless, the City will be adopting a program for preapproval of ADUs in 2024 to comply with AB 1332.</p> <p>As for Action Three, the City did acquire funding for a Downtown Parking Study, and for a Waterfront Specific Plan, but an actual Downtown Specific Plan has not been funded. Staff will continue to research funding options for a Downtown Specific Plan. The Downtown Parking Study was completed in June, 2022, and the Waterfront Specific Plan is anticipated to be adopted by the City by the end of 2024.</p>
<p>IMP H-10: Downtown Parking Management Plan</p>	<p>Action One: Secure funding. Action Two: Release RFP seeking a consultant to complete the Parking Management Plan. Action Three: Complete and implement the plan, incorporating recommendations throughout all City departments.</p>	<p>2020-2021 (Action One and Two); 2022 (Action Three)</p>	<p>The Old Town and Downtown Parking Study was completed in June 2022, and in 2023 the City began to implement a variety of strategies contained in the report, including but not limited to adding public parking lot signage, adding markings to on-street parking spaces, modifying parking time zones, converting free parking lots to paid, increasing parking cost to cover maintenance, introducing a pilot employee parking program, and working to hire a parking cop. https://www.eureka.gov/DocumentCenter/View/2574/City-of-Eureka-Parking-Study-2022--Final-Report?bidId=</p>

<p>IMP H-11: Developable Lands Inventories and Recruitment</p>	<p>Action One: Analyze all parcels in the City and create/maintain a housing development site inventory of all parcels with the potential of hosting new or additional housing units. Action Two: Utilize the City's housing development site inventory to identify high-priority, City-owned sites with the best potential for development of the type and number of dwelling units most needed in the City. For each site, conduct a basic site constraint analysis and evaluate the potential for a range of development options. Share the preliminary analysis and concepts broadly, and discuss sale/development interest. Where appropriate, also share the City's educational and promotional materials. Action Three: Utilize the City's housing development site inventory to identify high-priority, privately-owned sites with the best potential for development of the type and number of dwelling units most needed in the City. For each site, conduct basic site constraint analysis and evaluate the potential for a range of development options and incentives, such as: small lot subdivisions, conservation subdivisions, urban lot split subdivisions, internal conversions, accessory dwelling units and junior accessory dwelling units, live/work units, mixed-use developments, dense multi-story developments with upper floor residential, tiny houses, efficiency dwelling units, micro-units, shared housing, owner-</p>	<p>2021 (Action One); 2022 (Action Two); 2023 (Action Three); 2020-2027 (Action Four)</p>	<p>Ongoing.</p>
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<p>IMP H-12: Accessory Dwelling Unit Assistance Program</p>	<p>See Housing Element for full text of action. Action One: Unpermitted ADU Amnesty Program. Action Two: ADU Ambassador Program. Action Three: Explore ADU Fee Reductions. Action Four: Annual Prefab Research Report. Action Five: Enhanced Outreach and Recruitment.</p>	<p>2023-2024 (Action One); 2024 (Action Two); 2020 and annually with fee review (Action Three); 2024 and 2027 (Action Four); 2021-2027 (Action Five)</p>	<p>Action Three: The City of Eureka has waived fees for water and sewer connections for all ADUs.</p> <p>The remainder of the programs have not been implemented because a lack of capacity. Until September 2019, just three months before the Housing Element was adopted by the City of Eureka, the Planning Division was staffed by an Administrative Assistant and eight full-time Planners, more than enough staff to dedicate a Planner full-time to implementing the Housing Element, while still being able to handle all day-to-day duties. Now the Planning Division has an Administrative Assistant and only five full-time Planners, two of which are entry level planners who are less than one year into the job. Staff is overloaded with permitting and is accomplishing as much Housing Element implementation as possible with any time left over.</p> <p>Building Staff has created an “ADU Resources” page on the City’s website (https://www.eurekaca.gov/912/ADU-Resources). Planning Staff is also working on housing promotional material as discussed under Imp H-7, including promotional material on ADUs. Planning Staff also has a dedicated ADU specialist who responds to all ADU inquiries and works to problem-solve permitting issues to get ADUs approved. The ADU regulations are regularly updated during the annual Zoning Code cleanup amendments to ensure regulations are not a barrier to ADU construction and are aligned with current state law. The City is also working on an ADU financing program, which is discussed further under IMP H-9.</p>
<p>IMP H-13: Adopt Building Code Appendix Q (Tiny House Provisions)</p>	<p>Action One: Maintain awareness of the current regulations contained in the California Residential Code. Action Two: The Development Services Department and the Building Division will work together to pursue the local adoption of compact housing provisions, taking appropriate actions as necessary.</p>	<p>2020-2021</p>	<p>Action One: Ongoing</p> <p>Action Two: On November 3, 2020 the City Council adopted a local amendment to the California Building Code to allow efficiency dwelling units as small as 150 square feet, as authorized by Health and Safety Code Section 17958.1. When Council adopted the 2022 edition of the CA Building Standards Code in 2022, the efficiency dwelling unit provisions were inadvertently omitted, so City Council readopted the provisions on April 4, 2023. Any housing unit in Eureka is allowed to be as small as 150 square feet, including any primary residences.</p> <p>Council also first adopted California Residential Code Appendix X and California Building Code Appendix O on July 6, 2021 to apply a simplified set of building standards to emergency housing structures and facilities established pursuant to the City’s shelter crisis declaration.</p>
<p>IMP H-14: Explore Allowing Tiny Houses on Wheels (THOWs) as Residential Units</p>	<p>Action One: Evaluate existing policy/regulations regarding THOWs; conduct a comprehensive review of the current best practices from other California communities; evaluate the implications of potential allowances; and develop a report of findings. Action Two: Provide the findings to the Planning Commission, and City Council. The City Council may direct staff to update policies and/or pertinent portions of the Eureka Municipal Code, and develop and require design standards for Tiny Houses on Wheels.</p>	<p>2022</p>	<p>Actions One and Two: Complete. Standards to allow Tiny Houses on Wheels were adopted by the City Council and became effective in November 2022. A number of design requirements for Tiny Houses on Wheels adopted in 2022 (related to aesthetics and not health and safety) were removed in 2023 (as part of the annual zoning code cleanup amendment) in the hopes of reducing barriers to the use of Tiny Houses on Wheels.</p>

<p>IMP H-15: Motel Conversions to Affordable Housing</p>	<p>Action One: Develop criteria using Transient Occupancy Tax (TOT) payments, Code Enforcement engagements, and Eureka Police Department records to evaluate motels and then create a list of motels with potential to convert to affordable housing. Action Two: Contact candidate motel owners at least every three years to gauge interest and work on a case-by-case basis to facilitate conversions.</p>	<p>2020-2027 (Action One is repeated biennially; Action Two will occur in 2023 and 2026)</p>	<p>Actions One and Two are ongoing. The City continues to remain in contact with local motel owners to discuss the possibility of conversion from motel to residential use. A motel at 1140 4th Street has been purchased and converted to 48 permanent supportive housing units serving persons experiencing homelessness that earn no more than 30% of the area median income plus one manager's unit (called Providence Supportive House). In 2023 a new building was constructed at the site to allow for the full 48 units. The motel at 1802 3rd/ 1805 4th was similarly purchased and converted to 18 dwelling units reserved for an onsite manager and extremely low income individuals/families experiencing homelessness or at risk of homelessness (called Ke-Mey-Ek' Place); in 2023, the City approved two additional very-low income units to be created at Ke-Mey-Ek' Place through conversion of parking garages and a utility room.</p>
<p>IMP H-16: Maintain and Establish Relationships with Low Income Housing Developers and Subsidized Housing Developers and Pursue Funding for Affordable Housing</p>	<p>Action One: Maintain a regularly-updated list of federal, State, County, and private affordable housing funding programs and sources. Work closely with Humboldt County Department of Health and Human Services to understand the opportunities for acquiring such funding. Actively work with developers to utilize these funding opportunities for affordable housing projects. Action Two: Issue a press release once every other year indicating the City is seeking to generate a list of all property owners, developers, and development professionals interested in seeking funding for and/or building affordable housing in Eureka. Conduct research and outreach to identify individuals/organizations that have successfully developed affordable housing in the general region. Based on the above, create and maintain a list of affordable housing property owners, developers, and development professionals. Action Three: Distribute pertinent educational/promotional materials to each individual/organization on the list. Meet with individuals/organizations as requested and appropriate.</p>	<p>2020-2027</p>	<p>The City has significantly grown its knowledge of and relationships with low income housing developers since adoption of the current Housing Element in December 2019 as a result of implementation of IMP H-34 (Affordable Housing on City-owned Properties) and through permitting and support of other recent affordable housing projects within the City (Providence Mother Bernard House at 1140 4th Street; Ke-Mey-Ek' Place at 1805 4th and 1802 3rd Streets; and Laurel Canyon Senior Apartments at Myrtle and 7th). In the past four years, the City has contributed significant Staff time to supporting the development of affordable housing projects, including but not limited to support with outreach, permitting/environmental review, and grant/loan applications. 2023 highlights include support of the construction of Providence Mother Bernard House and Laurel Canyon Senior Apartments; work with Linc Housing to secure \$30.1 million through the Affordable Housing and Sustainable Communities grant/loan program (including two community meetings in February and March 2023) and to apply for HCD's Multifamily Housing Program low-interest loan in July 2023 for affordable housing on three City-owned parcels; release of RFPs for affordable housing projects on five additional City-owned parcels; work on an MOU for the Humboldt Transit Authority's Earth Center transit center/affordable housing project on two City-owned parcels; adoption of an affordable housing CEQA exemption and work on an MOU with the Wiyot Tribe Dishgamu Humboldt Community Land Trust's affordable housing project on two City-owned parcels; finalization of an MOU with Rural Communities Housing Development Corporation for the Sunset Heights affordable housing project on four City-owned parcels; and work on an initial public meeting and survey in November 2023 for the Sunset Heights project. The City has also spent time and resources assisting the Housing Authority in their repositioning effort to rehabilitate and significantly increase their affordable housing stock in Eureka, including a presentation by the Development Services Director to the Housing Authority of the City of Eureka (HACE) board in November 2023. City Staff has also been providing pre-application support to the Wiyot Tribe Dishgamu Humboldt Community Land Trust on a scattered site homekey project they are developing in the City.</p>
<p>IMP H-17: Monitor and Preserve Existing At-Risk Units</p>	<p>Action One: Maintain an inventory of deed-restricted affordable housing. Action Two: Utilize funding sources for affordable housing including purchasing affordability covenants. Action Three: Maintain and make available a list of mortgage lenders participating in CHFA.</p>	<p>2020-2027</p>	<p>Action One: The City of Eureka maintains and updates a list of deed restricted affordable housing located in the City limits. Action Two:The City continues to monitor any and all possible funding sources which could potentially create/preserve affordable housing within the City. Action Three has not yet been implemented.</p>

<p>IMP H-18: Housing for Special Needs Populations</p>	<p>Action One: Continue to support affordable housing developers by maintaining contact on an on-going basis. Action Two: Study the need and feasibility of specific zoning tools that would encourage the creation of housing for special needs populations. Action Three: Review and prioritize special needs development funding. Action Four: Create and provide a brochure that explains the reasonable accommodation procedure. Distribute brochures to local organizations that work with disabled persons.</p>	<p>2020-2027 (Actions One and Three); 2023 (Actions Two and Four)</p>	<p>Actions One and Three: Ongoing. The City has a Rapid Rehousing Program where the main eligibility criteria is experiencing homelessness. Within that target populations the City has served the elderly, persons with disabilities, persons with developmental disabilities, large families, families with female-headed households, persons in need of emergency shelter, and extremely low-income households. Actions Two and Four: These actions were not implemented in 2023 as anticipated due to staff capacity issues (see explanation under IMP H-12), and instead will be implemented in 2024.</p>
<p>IMP H-19: Promote Historical Building Code</p>	<p>Action One: Provide periodic training to Staff on the applicability and potential use of the Historical Building Code. Action Two: Actively promote the use of the Historical Building Code when applicable.</p>	<p>2020-2027</p>	<p>Ongoing.</p>
<p>IMP H-20: Code Enforcement</p>	<p>Action One: Maintain, at a minimum, current staffing levels in the Code Enforcement Division. Action Two: Enforce and expand where necessary, the property maintenance provisions embodied in the California Green Building Code and the Zoning Ordinance in order to conserve and improve the quality of housing units in the City. Action Three: Develop and provide materials to residents and property owners informing them of available resources to assist in remedying code violations.</p>	<p>2020-2027</p>	<p>Action One: The Code Enforcement Division has been expanded by one position and is currently staffed by a Code Enforcement Manager and three Code Enforcement Officers. Action Two: Ongoing Action Three: Ongoing</p>
<p>IMP H-21: Preventing Demolition-by-Neglect Program Exploration</p>	<p>Action One: Evaluate existing policy/regulations regarding property maintenance requirements; conduct a comprehensive review of current best practices from other California communities; evaluate the implications of potential expanded efforts; and develop a report of findings. Action Two: Provide the findings to the City Council. The City Council may direct staff to update policies and/or pertinent portions of the Eureka Municipal Code or other documents.</p>	<p>2024-2025</p>	<p>This program has not been implemented.</p>

<p>Imp H-22: Limit Number of Vacation Rentals and Compliance Drive</p>	<p>Action One: Hire a specialized consultant to locate the address of every vacation rental in Eureka and generate a list. Action Two: Cross check the list with all permitted vacation rentals. For those vacation rentals that are not permitted, send certified letters indicating that permits must be acquired within a limited grace period. At the end of the grace period, present a report to the City Council regarding the number of permitted and unpermitted vacation rentals. Action Three: Inform the unpermitted facilities of the violation and provide a list of required next steps. Action Four: Based on the results of the report and the grace period, the City Council may consider imposing a cap on the total number of full unit vacation rentals allowed in residential zones.</p>	<p>2020-2022</p>	<p>Action One: Completed in 2021 and ongoing - City has enlisted Host Compliance services to identify and track vacation rental activity in the City. Actions Two and Three: Ongoing. The City mailed letters to a subset of unpermitted vacation rentals in 2023, and hopes to finish the compliance drive in 2024. Action Four: The City Council received reports on the vacation rental compliance drive in June 2022 and March 2023. Staff will continue to monitor rental activity and pursue violators, with a plan for City Council to reevaluate the cap after the initial compliance drive is completed in 2024.</p>
<p>Imp H-23: Weatherization, Energy Efficiency, and Green Building Techniques</p>	<p>Action One: Continue to encourage and enforce state energy efficiency standards and energy-efficiency improvements. Encourage residential developers to maximize energy conservation through proactive site, building, and building system design, material and equipment to maximize energy-efficiency that exceeds the provisions of Title 24 of the California Building Code. Assist developers to access passive design resources through brochures and the City's website. Encourage use of upgraded insulation, advanced air infiltration reduction practices (air sealing), and low emissivity (Low-E) double-pane windows. Promote the use of energy efficient lighting, including fluorescent lighting. Provide information about available weatherization programs to increase awareness. Increase opportunities for and/or remove constraints to green-building in multi-family residential projects. Support building framing that promotes construction of tighter building envelopes with maximum height and sky exposure plans and minimum setbacks. Continue to refer developers to green code and green rehabilitation manuals. Action Two: Continue to promote weatherization and energy conservation programs. Continue to post and distribute information on currently available weatherization and energy conservation programs. Action Three: Encourage the use of Energy</p>	<p>2020-2027</p>	<p>Ongoing.</p>

<p>IMP H-24: Promote Mills Act</p>	<p>Action One: Continue to provide educational/informational materials that explain how Mills Act contracts work and the benefits that they provide. Action Two: Distribute materials to eligible property owners.</p>	<p>2020-2027</p>	<p>Action One: The City's website contains a Mills Act page and contains application forms and other information. Action Two: This action has not yet been completed.</p>
<p>IMP H-25: Various Housing Assistance Programs</p>	<p>See Housing Element for full text of actions. Action One: Homeownership Assistance Loan Programs. Action Two: Owner-occupied Rehabilitation Program. Action Three: Multi-family and Rental Rehabilitation Program. Action Four: Senior Home Repair Grant Program. Action Five: Wheelchair Ramp Grant. Action Six: Graffiti Clean-up Kit Program. Action Seven: Dumpster Grant Program.</p>	<p>2020-2027</p>	<p>Actions One, Two and Three: The City monitors all funding opportunities the City could potentially pursue to assist 1) individuals interested in homeownership; or 2) property owners interested in renovating and/or rehabilitating owner-occupied existing housing stock; or 3) parties interested in the Multi-family and Rental Rehabilitation Program within Eureka City limits. Currently the City manages a homeownership assistance waiting list with over 190 applicants, and an Owner-Occupied Rehabilitation Program waiting list with over 15 applicants, in preparation of possible funding in the future for any or all programs. City staff manages frequent communication with all individuals who show interest in future projects.</p> <p>Action Four: The City continues to allocate approximately \$5,000.00 annually to the Humboldt Senior Resource Center to distribute assistance through a Senior Home Repair Program.</p> <p>Action Five: A funding source has not been identified for this program.</p> <p>Action Six: The City collaborates with a local business who provides Graffiti Clean-up kits at no charge to individuals or groups who are cleaning up blight in residential areas and/or a business district. The City will continue to promote and advertise this program.</p> <p>Action Seven: The City collaborates with Recology, Eureka's solid waste and recycling provider, to clean up problem areas within the City of Eureka. Recology grants 20 dumpsters per year for use in the program; in 2023, 15 dumpsters were used.</p>
<p>IMP H-26: Vacant Home Outreach and Exploration of Vacancy Tax</p>	<p>Action One: Send letters of inquiry to all properties with residential units that appear vacant, as evidenced by a lack of municipal water usage. Action Two: Evaluate the establishment of a vacant property registration program. Action Three: Explore means of compliance for property owners that continue to maintain vacant residential units in the long term and provide a recommendation to the City Council.</p>	<p>2023</p>	<p>City Council identified addressing vacancies as a top priority in their 2023/2024 strategic visioning. Staff has evaluated the establishment of a vacant property registration program and other strategies and plans to bring a draft ordinance to Council by June 2024. The ordinance will define the responsibilities of owners of, and establish registration and monitoring programs for, vacant buildings and properties, discouraging vacancy by imposing monitoring fees, fines, liens, abatement costs, etc., on vacant buildings that remain empty after notice is sent to the owners.</p>

<p>IMP H-27: Update Eureka's Homeless Strategy</p>	<p>Action One: Evaluate the City's existing strategies regarding homelessness, conduct a comprehensive review of the current best practices from other California communities, and develop a report of findings. Action Two: Provide the findings to the City Council. The City Council may direct staff to implement recommendations from the report. Action Three: The City will produce and adopt a new homelessness strategic plan that prioritizes resources for homelessness. Action Four: The City will advocate for State and County resources to address homelessness in Eureka.</p>	<p>2021-2022 (All actions completed within this time frame)</p>	<p>Actions One, Two, and Three: The City Council adopted a Homeless Action Plan in November, 2022: https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1625076/Homeless_Action_Plan_2_.pdf. See the City's General Plan annual report for information on ongoing implementation of the Homeless Action Plan. Action Four: The City continues to advocate for State and County resources to address homelessness in Eureka including but not limited to working with the County on a new Navigation Center in Eureka including shelter space, kennels, showers, storage for personal belongs, social services, etc. (and hosting a Town Hall on the topic in April 2023); and applying for a Homekey Round 3 grant in May 2023.</p>
<p>IMP H-28: Advocate for Balanced Distribution of Resources County-wide</p>	<p>Action One: As needed, advocate for the Humboldt County government to develop a coordinated County-wide strategic approach to implementing a geographically-balanced distribution of low-income and homelessness resources, projects, programs, and solutions throughout the County. Action Two: The Eureka City Manager will periodically meet with the City Managers of the other incorporated cities in the County to share information, explore opportunities for collaboration, and advocate for a geographically balanced distribution of low income and homeless resources, projects, programs, and solutions.</p>	<p>2020-2027 (Action One to occur opportunistically as County-led planning projects take place; Action Two to occur in even-numbered years)</p>	<p>Ongoing.</p>
<p>IMP H-29: Support Rental Subsidy and Rental Assistance Programs</p>	<p>Action One: Continue to refer applicants to the Housing Authority of the City of Eureka. Action Two: Continue to encourage local property owners to accept rental vouchers. Action Three: Support the County in acquiring other State/Federal rental subsidy and rental assistance programs as they become available.</p>	<p>2020-2027</p>	<p>Action One: City staff continues to refer all individuals seeking housing to appropriate housing entities such as the Housing Authority, Danco Properties and Humboldt Housing. Action Two: City Staff encourages local property owners to accept rental vouchers for rent and security deposits provided by local programs such as the City of Eureka's UPLIFT program (UPLIFT uses CARES Act grant funding to provide financial assistance for rental application fees, deposits, and rent for community members experiencing homelessness). Action Three: City staff meets regularly and partners with multiple agencies including the County of Humboldt in an effort to identify and secure all possible housing assistance programs and/or funding. In 2023, the City finished the CDBG-CV 2&3 program which assisted low income families who suffered income loss during the pandemic. Families who qualified could apply for utility assistance and rental/mortgage assistance. The City awarded 23 families rental/mortgage assistance and 33 families utility assistance through CDBG-2023, and an additional 13 families received rental assistance and 22 families received utility assistance in 2023 through the City's Participatory Budget process.</p>

<p>IMP H-30: Fair Housing Information and Referrals for Tenant/Landlord Mediation</p>	<p>Continue to provide residents with fair housing services information provided by the State Fair Employment and Housing Commission. Provide referrals to County/State agencies that can provide counseling and mediation between tenants and property owners, seminars, and informational activities. Continue to refer fair housing complaints to the appropriate agencies/entities including the US Department of Housing and Community Development (HUD) and the State Department of Fair Employment and Housing and the City's Tenant Grievance Hearing Procedure for City-subsidized properties. Publish the Fair Housing Public Notice in the newspaper twice a year.</p>	<p>2020-2027</p>	<p>The City publishes the Fair Housing Public Notice in the newspaper twice a year to ensure residents are provided with the most current contact information should they feel that they have been discriminated against based on race, color, sex, age, marital status, national origin or ancestry.</p>
<p>IMP H-31: English-Spanish Bilingual Housing Materials</p>	<p>Create and provide bilingual housing materials relating to often-discussed topics such as Accessory Dwelling Units and home-based businesses. Explore the possibility of establishing and creating a City-wide Limited English Proficiency policy.</p>	<p>2022</p>	<p>Planning Staff is working on housing promotional material (Imp H-7), and plans to translate into Spanish once complete.</p>
<p>IMP H-32: Support Repeal of Article 34 (Caps on Affordable Housing)</p>	<p>Take a formal stance on Article 34, calling for its repeal because it is fundamentally contrary to the community's goal of ample, safe housing for people of all backgrounds and incomes.</p>	<p>2020</p>	<p>City Staff will ask City Council to take a formal stance on the current ballot initiative to repeal Article 34 in 2024.</p>

<p>IMP H-33: Verify Consistency with State Housing Laws</p>	<p>Action One: Verify consistency with law(s) pertaining to Emergency Shelters, specifically any buffers, and complete text amendment to remedy, if necessary. Action Two: Verify consistency with law(s) pertaining to Supportive Housing and Transitional Housing and complete text amendment to remedy, if necessary. Action Three: Verify consistency with law(s) pertaining to Navigation Centers and complete text amendment to remedy, if necessary. Action Four: Verify consistency with AB1397, a law relating to development on sites that have been identified in the parcel inventory in multiple Housing Elements and complete a text amendment to remedy, if necessary. Action Five: Verify consistency with all ADU and Junior ADU-related laws and complete a text amendment to remedy, if necessary. Action Six: Continue to stay educated on changing housing laws by reading trade magazines and attending trainings and conferences on the topic.</p>	<p>2020 (Actions One, Two, Three, Four, and Five); 2020-2027 (Action Six)</p>	<p>Actions One, Two, Three, Four, Five and Six: Ongoing. As discussed under IMP H-2 (Ongoing Evaluation and Refinement of Development Regulations), the City comprehensively updated its Zoning Code in 2019 and has completed annual code cleanup amendments each year since which the City uses as an opportunity to address any inconsistencies with evolving State laws. The latest 2023 cleanup amendment included changes meant to correct inconsistencies with current State law related to the regulation of family day care homes, accessory dwelling units, and emergency shelters.</p>
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<p>IMP H-34: Affordable Housing on Publicly-owned Properties</p>	<p>Issue RFPs for the creation of affordable housing on several publicly-owned properties by May 2023 (6 months following certification of the 2022 Housing Element amendment by HCD).</p>	<p>2020-2027</p>	<p>An RFP for affordable housing development on three City-owned sites was released in July 2020. Three developers responded, and the City chose Linc Housing, LLC. Between the three sites, Linc Housing proposes a total of 90 affordable dwelling units, including one market-rate manager's unit for each site. Linc has received all necessary entitlements from the City for the project except for building permits (Design Review and CEQA have been approved), and the City continues to work with Linc to obtain funding, including a successful application for \$30.1 million in AHSC funding in 2023. Provided appropriate funding is awarded, construction is anticipated to begin by the end of 2024, with project completion in 2027.</p> <p>Due to the need to change the list of sites in IMP H-34 through an amendment to the Housing Element, the RFP for 2021 was not released. The Housing Element amendment was adopted by the City in October 2022 and certified by HCD in November 2022. IMP H-34 as amended includes the 3 Linc Housing sites as well as 11 other City-owned parcels.</p> <p>The City Council authorized release of another two RFPs for affordable housing on April 4, 2023. One of the RFPs was for two noncontiguous Downtown parcels (these parcels were in the original version of IMP H-34 and remained in IMP H-34 after the amendment). This RFP received three responses, and the City selected the Wiyot Tribe Dishgamu Humboldt Community Land Trust on July 18, 2023. The City Council also adopted an Affordable Housing CEQA exemption for the Wiyot Tribe project (Public Resources Code Section 21159.23) which proposes a total of 93 affordable dwelling units.</p> <p>The second RFP released in April 2023 was for three contiguous City-owned parcels along the City's northern bayfront added to IMP H-34 by the 2022 Housing Element amendment. This RFP did not receive any responses. City Staff is currently working with the Regional Water Quality Control Board (RWQCB) to close an open historic cleanup case on the site (RWQCB Case #1NHU244).</p> <p>Four contiguous parcels between Harris and Henderson upslope of Broadway known as "Sunset Heights" were added to IMP H-34 by the 2022 Housing Element amendment. On September 5, 2023, City Council authorized an MOU with Rural Communities Housing Development Corporation (RCHDC) for affordable housing development at Sunset Heights, and in November 2023, City Staff worked with RCHDC Staff to hold an initial</p>
<p>IMP H-35: Implementation Program Monitoring</p>	<p>Action One: Track housing creation, loss, and affordability levels for building permits (date applied and date issued), and occupancy certificates.</p>	<p>2020-2027 (Action One)</p>	<p>Action One: Staff utilizes the City's building permit software to track housing creation on an on-going basis.</p>

Jurisdiction	Eureka	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/31/2019 - 08/31/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	2
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		10
Total Units		29

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	1
Single-family Detached	4	3	4
2 to 4 units per structure	3	3	2
5+ units per structure	2	2	49
Accessory Dwelling Unit	21	21	14
Mobile/Manufactured Home	0	0	0
Total	30	29	70

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	27	29
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	30
Number of Proposed Units in All Applications Received:	47
Total Housing Units Approved:	28
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	26	28
Discretionary	4	19

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	2
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	35
Sites Rezoned to Accommodate the RHNA	0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							2	0	0	11	0	7	10		30
	005-071-019	1819 I ST	CONVERT CARRIAGE HOUSE TO 483 SF ADU	B21-0934	ADU	R				1				9/26/2022	1
	005-104-012	1420 L ST	1,229 SF SFR	B22-0194	SFD	R							1	4/26/2022	1
	005-104-012	1424 L ST	1,229 SF SFR	B22-0195	SFD	R							1	5/26/2022	1
	005-104-012	1428 L ST	1,229 SF SFR	B22-0196	SFD	R							1	5/24/2022	1
	006-261-015	1605 MCFARLAN ST	830 SF ADU	B22-0336	ADU	R							1	6/2/2022	1
	006-153-012	1725 EAST AVE 1/2	CONVERT SHOP TO 407 SF ADU	B22-0343	ADU	R				1				6/7/2022	1
	010-241-016	2851 D ST	CONVERT BEDROOM TO 380 SF ADU	B22-0386	ADU	R				1				7/11/2022	1
	009-031-018	2425 GARLAND ST 1/2	CONVERT SHOP TO 480 SF ADU	B22-0395	ADU	R				1				6/2/2022	1
	006-141-012	1625 WEST AVE UNITS A&B	3,464 SF SFR W/GARAGE	B22-0515	SFA	R							1	7/19/2022	1
	006-141-012	1625 WEST AVE UNITS A&B	464 SF ADU ABOVE GARAGE	B22-0515	ADU	R				1				7/19/2022	1
	005-011-008	826 J ST UNIT B	CONVERT GARAGE TO 647 SF ADU	B22-0574	ADU	R						1		9/13/2022	1
	011-093-016	3447 H ST	CONVERT STRUCTURE TO 624 SF ADU	B22-0577	ADU	R						1		12/21/2022	1
	004-145-007	1931 A ST	CONVERT GARAGE TO 809 SF ADU	B22-0773	ADU	R							1	11/29/2022	1
	008-042-017	2837 FAIRFIELD ST ONEHALF	LEGALIZE 875 SF ADU ABOVE GARAGE	B22-0957	ADU	R							1	12/16/2022	1
	009-251-015	208 AMELIA ST 1/2	1,071 SF ADU	B21-0805	ADU	R							1	2/17/2022	1
	011-204-001	1010 Hodgson St	582SF ADDITION WITH 674SF ADU ABOVE	B23-0270	ADU	R						1		6/5/2023	1
	012-141-031	2100 S ST	(N) 656SF SFD	B23-0311	SFD	O							1	6/5/2023	1
	001-242-009	1204 7TH ST	CONVERT (E) GARAGE TO 630SF ADU	B23-0313	ADU	R						1		4/18/2023	1
	007-012-008	2156 FAIRFIELD ST	CONVERT 426SF GARAGE TO ADU	B23-0395	ADU	R				1				12/12/2023	1
	013-064-003	2024 HARRIS ST	DETACHED GARAGE 480SF ADU CONVERSION	B23-0509 (B-23-699)	ADU	R				1				7/28/2023	1
	008-143-006	3546 HIGH	1190SF Detached ADU w/ 378SF Garage	B-23-625	ADU	R							1	8/14/2023	1
	003-131-022	1240 BROADWAY	Construction of 2 residential units totaling 2,102SF within existing commercial building.	B-23-700	2 to 4	R							2	10/4/2023	2
	008-022-006	2437 FAIRFIELD	Convert Shed to 228SF ADU	B-23-707	ADU	R				1				8/22/2023	1
	002-182-002	1214 BAY	New construction 923SF ADU	B-23-774	ADU	R							1	9/14/2023	1
	008-061-013	1238 GROSS	(N) 684SF ADU addition	B-23-783	ADU	R						1		10/26/2023	1

	008-112-014	1508 ALLARD	Pre-manufactured 667SF ADU	B-23-791	ADU	R					1		10/22/2023	1
	005-212-009	1512 P	(N) 1969SF SFD	B-23-793	SFD	O						1	12/22/2023	1
	005-212-009	1512 P	(N) 432SF ADU	B-23-793	ADU	R					1		12/22/2023	1
008-112-028	008-112-045	NO ADDRESS YET, Allard	(N) 880SF SFD w/ attached 288SF garage	B-23-805	SFD	O							9/21/2023	1
	012-072-016	3205 N	Demo (E) Garage and build (N) 1200SF ADU	B-23-814	ADU	R							10/18/2023	1
	004-171-008	298 HILLSDALE	Convert Garage to 400SF ADU	B-23-846	ADU	R				1			10/24/2023	1
	001-254-005	1435 7TH	(N) 630SF SFD	B-23-893	SFD	R						1	1/4/2024	1
	001-254-005	1435 7TH	(N) attached 630SF ADU	B-23-893	ADU	R						1	1/4/2024	1
	006-043-002	1910 13TH	Convert above garage area to 650SF ADU	B-23-989	ADU	R						1	2/12/2024	1
	011-043-002	2608 J	Convert Detached Garage to 455SF ADU	B-23-1187	ADU	R				1			12/4/2023	1
	009-023-022	2332 UNION	Convert 2nd story to 920SF 2nd unit	B-23-1222	2 to 4	R						1	10/27/2023	1
	009-023-022	2332 UNION	Convert (E) detached garage to 304SF ADU	B-23-1222	ADU	R				1			10/27/2023	1
	007-012-004	2160 PROGRESS	Convert (E) 400SF Detached Garage to ADU	B-23-1343	ADU	R				1			12/21/2023	1
	013-211-023	2438 RUSSELL	(N) 1582SF 2nd SFR (SB9)	B-23-1380	SFD	R						1	1/30/2024	1
	006-201-028	2260 16TH	Pre-manufactured 496SF ADU w/ 160SF deck	B-23-1423	ADU	R				1			1/26/2024	1
	012-205-002	1624 HARRIS ST	CONVERT STRUCTURE TO 640 SF ADU	B22-1046	ADU	R						1	1/17/2023	1
	002-094-009	2104 2ND ST	CONVERT PORTION OF SFD TO 448 SF ADU	B22-1053	ADU	R				1			2/23/2023	1
	018-183-001	688 WILLOW ST	CONVERT SHOP TO 455 SF ADU	B22-0737	ADU	R				1			2/16/2023	1
	010-242-013	2811 E ST	CONVERT GARAGE TO 525 SF ADU	B23-0013	ADU	R						1	2/8/2023	1
	013-075-004	1926 HODGSON ST	CONVERT GARAGE TO 308 SF ADU	B23-0005	ADU	R				1			1/17/2023	1
	001-196-002	1140 4TH ST	PROVIDENCE SUPPORTIVE HOUSING PROJECT	B21-0500	5+	R	48					1	12/7/2021	49
	012-064-008	3031 O ST	(N) 572 SF DETACHED GARAGE W/ 686 SF ADU ABOVE	B20-0655	ADU	R						1	7/2/2021	1
	001-253-019	1513 7TH ST (623 P)	2927 SF DUPLEX W/ 770 SF ATTACHED GARAGES	B19-0487	2 to 4	R						2	9/12/2019	2
	002-064-006	1805 4TH ST	Add 2 units to (E) 18 units Ke-Mey-Ek' Place	B23-0357	5+	R	2						4/6/2023	2
	010-261-022	255 HODGSON ST	1,638 SF SFR	B22-0529	SFD	O						1	9/11/2023	1
	010-261-022	255 HODGSON ST	697 SF ADU ABOVE NEW SFR	B22-0529	ADU	R					1		9/11/2023	1
	010-293-023	326 PONDEROSA CT	2-STORY 1444 SF SFD	B19-1112	SFD	O						1	3/24/2021	1
	010-293-023	326 PONDEROSA CT	ATTACHED 705 SF ADU	B19-1112	ADU	R						1	3/24/2021	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income		
			2	0	0	10	0	7	10		29
005-071-019	1819 I ST	CONVERT CARRIAGE HOUSE TO 483 SF ADU				1				9/29/2022	1
005-104-012	1420 L ST	1,229 SF SFR							1	6/30/2022	1
005-104-012	1424 L ST	1,229 SF SFR							1	6/30/2022	1
005-104-012	1428 L ST	1,229 SF SFR							1	6/3/2022	1
006-261-015	1605 MCFARLAN ST	830 SF ADU							1	6/7/2022	1
006-153-012	1725 EAST AVE 1/2	CONVERT SHOP TO 407 SF ADU				1				6/15/2022	1
010-241-016	2851 D ST	CONVERT BEDROOM TO 380 SF ADU				1				7/19/2022	1
009-031-018	2425 GARLAND ST 1/2	CONVERT SHOP TO 480 SF ADU				1				6/22/2022	1
006-141-012	1625 WEST AVE UNITS A&B	3,464 SF SFR W/GARAGE							1	9/15/2022	1
006-141-012	1625 WEST AVE UNITS A&B	464 SF ADU ABOVE GARAGE				1				9/15/2022	1
005-011-008	826 J ST UNIT B	CONVERT GARAGE TO 647 SF ADU							1	9/14/2022	1
011-093-016	3447 H ST	CONVERT STRUCTURE TO 624 SF ADU							1	1/10/2023	1
004-145-007	1931 A ST	CONVERT GARAGE TO 809 SF ADU							1	12/6/2022	1
008-042-017	2837 FAIRFIELD ST ONEHALF	LEGALIZE 875 SF ADU ABOVE GARAGE							1	2/28/2023	1
009-251-015	208 AMELIA ST 1/2	1,071 SF ADU							1	3/9/2022	1
011-204-001	1010 Hodgson St	582SF ADDITION WITH 674SF ADU ABOVE							1	7/6/2023	1
012-141-031	2100 S ST	(N) 656SF SFD							1	7/3/2023	1
001-242-009	1204 7TH ST	CONVERT (E) GARAGE TO 630SF ADU							1	4/21/2023	1
007-012-008	2156 FAIRFIELD ST	CONVERT 426SF GARAGE TO ADU				1				1/3/2024	1

013-064-003	2024 HARRIS ST	DETACHED GARAGE 480SF ADU CONVERSION				1				8/1/2023	1
008-143-006	3546 HIGH	1190SF Detached ADU w/ 378SF Garage							1	8/22/2023	1
003-131-022	1240 BROADWAY	Construction of 2 residential units totaling 2,102SF within existing commercial building.							2	10/5/2023	2
008-022-006	2437 FAIRFIELD	Convert Shed to 228SF ADU				1				8/22/2023	1
002-182-002	1214 BAY	New construction 923SF ADU							1	9/15/2023	1
008-061-013	1238 GROSS	(N) 684SF ADU addition						1		10/26/2023	1
008-112-014	1508 ALLARD	Pre-manufactured 667SF ADU						1		10/22/2023	1
005-212-009	1512 P	(N) 1969SF SFD							1	12/26/2023	1
005-212-009	1512 P	(N) 432SF ADU				1				12/26/2023	1
008-112-045	NO ADDRESS YET, Allard	(N) 880SF SFD w/ attached 288SF garage							1	9/21/2023	1
012-072-016	3205 N	Demo (E) Garage and build (N) 1200SF ADU							1	10/23/2023	1
004-171-008	298 HILLSDALE	Convert Garage to 400SF ADU				1				10/26/2023	1
001-254-005	1435 7TH	(N) 630SF SFD						1		1/5/2024	1
001-254-005	1435 7TH	(N) attached 630SF ADU						1		1/5/2024	1
006-043-002	1910 13TH	Convert above garage area to 650SF ADU						1		2/12/2024	1
011-043-002	2608 J	Convert Detached Garage to 455SF ADU				1				12/8/2023	1
009-023-022	2332 UNION	Convert 2nd story to 920SF 2nd unit							1	11/22/2023	1
009-023-022	2332 UNION	Convert (E) detached garage to 304SF ADU				1				11/22/2023	1
007-012-004	2160 PROGRESS	Convert (E) 400SF Detached Garage to ADU				1				12/22/2023	1
013-211-023	2438 RUSSELL	(N) 1582SF 2nd SFR (SB9)									0
006-201-028	2260 16TH	Pre-manufactured 496SF ADU w/ 160SF deck				1				1/30/2024	1
012-205-002	1624 HARRIS ST	CONVERT STRUCTURE TO 640 SF ADU						1		1/24/2023	1
002-094-009	2104 2ND ST	CONVERT PORTION OF SFD TO 448 SF ADU				1				3/22/2023	1
018-183-001	688 WILLOW ST	CONVERT SHOP TO 455 SF ADU				1				10/13/2023	1

010-242-013	2811 E ST	CONVERT GARAGE TO 525 SF ADU						1		2/8/2023	1
013-075-004	1926 HODGSON ST	CONVERT GARAGE TO 308 SF ADU				1				8/1/2023	1
001-196-002	1140 4TH ST	PROVIDENCE SUPPORTIVE HOUSING PROJECT	48						1	2/15/2022	49
012-064-008	3031 O ST	(N) 572 SF DETACHED GARAGE W/ 686 SF ADU ABOVE						1		7/20/2021	1
001-253-019	1513 7TH ST (623 P)	2927 SF DUPLEX W/ 770 SF ATTACHED GARAGES							2	9/13/2019	2
002-064-006	1805 4TH ST	Add 2 units to (E) 18 units Ke-Mey-Ek' Place	2							9/7/2023	2
010-261-022	255 HODGSON ST	1,638 SF SFR									0
010-261-022	255 HODGSON ST	697 SF ADU ABOVE NEW SFR									0
010-293-023	326 PONDEROSA CT	2-STORY 1444 SF SFD							1	4/8/2021	1
010-293-023	326 PONDEROSA CT	ATTACHED 705 SF ADU							1	4/8/2021	1

018-183-001	688 WILLOW ST	CONVERT SHOP TO 455 SF ADU										0
010-242-013	2811 E ST	CONVERT GARAGE TO 525 SF ADU						1		10/9/2023		1
013-075-004	1926 HODGSON ST	CONVERT GARAGE TO 308 SF ADU										0
001-196-002	1140 4TH ST	PROVIDENCE SUPPORTIVE HOUSING PROJECT	48						1	12/19/2023		49
012-064-008	3031 O ST	(N) 572 SF DETACHED GARAGE W/ 686 SF ADU ABOVE						1		4/25/2023		1
001-253-019	1513 7TH ST (623 P)	2927 SF DUPLEX W/ 770 SF ATTACHED GARAGES							2	7/14/2023		2
002-064-006	1805 4TH ST	Add 2 units to (E) 18 units Ke-Mey-Ek' Place										0
010-261-022	255 HODGSON ST	1,638 SF SFR										0
010-261-022	255 HODGSON ST	697 SF ADU ABOVE NEW SFR										0
010-293-023	326 PONDEROSA CT	2-STORY 1444 SF SFD							1	9/22/2023		1
010-293-023	326 PONDEROSA CT	ATTACHED 705 SF ADU							1	9/22/2023		1

Jurisdiction	Eureka	
Reporting Year	2023 (Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	08/31/2019 - 08/31/2027

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
		1	2										3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/30/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	231	-	-	-	-	-	2	-	-	-	-	-	7	224
	Non-Deed Restricted		-	-	1	4	-	-	-	-	-	-	-		
Low	Deed Restricted	147	-	-	-	-	36	-	-	-	-	-	-	63	84
	Non-Deed Restricted		-	-	-	7	10	10	-	-	-	-	-		
Moderate	Deed Restricted	172	-	-	-	-	-	-	-	-	-	-	-	38	134
	Non-Deed Restricted		2	3	4	4	18	7	-	-	-	-	-		
Above Moderate		402	-	4	5	4	21	10	-	-	-	-	44	358	
Total RHNA		952													
Total Units			2	7	10	19	85	29	-	-	-	-	152	800	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5											6	7	
		Extremely low-income Need											Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		116		-	-	-	-	2	-	-	-	-	2	114	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted