

CITY OF EUREKA BID #2023-21

June 8th, 2023



**RESPONSE TO REQUEST FOR PROPOSAL :**  
**Affordable Housing on City-Owned Properties II:**  
**5th and D Streets, and 6th and L Streets**

**PREPARED FOR:**  
City of Eureka  
Finance Department  
531 K St. Eureka, CA 95501

**PREPARED BY:**  
Wiyot Tribe  
Dishgamu Humboldt CLT  
1000 Wiyot Dr. Loleta, CA 95551



**ORIGINAL**



Wiyot Tribe  
Dishgamu Humboldt Community Land Trust  
1000 Wiyot Dr. Loleta, CA 95551

Contact:  
Michelle Vassel, Tribal Administrator  
[michelle@wiyot.us](mailto:michelle@wiyot.us)  
(707) 733-5055

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Sam  
Twah

Bucksport  
Goutsuwel'ik

Tuluwat

# I. COVER LETTER

Eureka  
Jaroujiji'

Goumayughurru' I  
Freshwater Creek

To:  
The City of Eureka  
531 K St,  
Eureka, CA 95501

June 8, 2023

Re: Wiyot Tribe Parking Lots to Affordable Housing RFP, Sites 4 and 5.

Ha'wa'lou,

The Wiyot Tribe hereby applies for surplus sites 4 and 5 identified in the City of Eureka's Affordable Housing on City-Owned Properties II RFP. The sites will be used for the creation of 93 affordable mixed income units, and include community amenities such as a commercial kitchen, garden, and daycare centers with dedicated park areas.

The Wiyot Tribe has a strong working relationship with the City of Eureka and has demonstrated how land return can restore ecological balance, heal trauma, and provide socioeconomic opportunities. Through precedent-setting initiatives such as the return of portions Tuluwat Island (over 200 acres from the City of Eureka between 2004-2019) and more recently Mouralherwaqh (46 acres from the State of California), the Wiyot Tribe continues to exemplify how native and non-native peoples can exist in right relationship to the land and to one another.

The Tribe celebrates the unique opportunities of each site by honoring Wiyot history and culture, our natural world, as well as the needs of our community. Projects initiated by the Tribe take place exclusively on ancestral Wiyot land, including Jaroujiji'. Our team cultivates intentional relationships to the land and works responsibly within its limits by implementing sustainable building practices and remediating green spaces, while prioritizing partnerships with local contractors, vendors, and resources - which bolsters the local economy and workforce.

The Wiyot Tribe looks forward to engaging with the City of Eureka in such a community facing and supporting project. Please let us know if you have any questions or if there is anything else you need to fulfill our application.

Sincerely,



Michelle Vassel  
Tribal Administrator  
707-499-8984  
Michelle@wiyot.us

June 8, 2023

Date

## 2. DEVELOPER'S QUALIFICATIONS AND CAPACITY



# DEVELOPER PROFILE

The Wiyot Tribe (Tribe) is a federally recognized Native American Tribe led by a sovereign Tribal Government. The Tribe understands the sacred interconnectedness between people and place. Since time immemorial, the Wiyot people have lived along Shou’r (the Pacific Ocean) and around Wigi (Humboldt Bay). This region was once in balance. This balance was disrupted with the onset of settler colonialism and intensified through decades of extractive practices around fur, minerals, timber, fishing, and water diversion. This has left the region to face economic decline alongside increasing environmental threats such as sea level rise and wildfires.

In the face of this disruption, the Wiyot Tribe sees an opportunity for place-based healing that is multi-generational, with benefits that are both immediate and looking ahead to the next 500+ years.

The Wiyot Tribe has already demonstrated how land return can restore balance, heal trauma, and provide opportunity. For over a century, Wiyot people have worked to remain connected to their unceded ancestral territory – through private land purchases, legal action, and more recently, voluntary land returns. Through this work, the Wiyot Tribe has exemplified how native and non-native peoples can exist in right relationship to the land and to one another.

As a Component Unit of the Wiyot Tribe, Dishgamu Humboldt Community Land Trust is the next step on this journey. Named after the Soulatluk word for love, Dishgamu Humboldt was created to facilitate the return of Wiyot ancestral lands to Wiyot people, putting land in trust for the purposes of affordable housing creation, workforce development, and environmental and cultural restoration.

The Wiyot Tribe is pleased to submit the following proposal for the development of sustainably built, permanently affordable housing, which will be managed by Dishgamu Humboldt under the direction of the Tribal Government.

## Contact:

**Wiyot Tribe**  
1000 Wiyot Dr. Loleta, CA 95551  
(707) 733-5055

## Authorized Representatives:

**Michelle Vassel, Tribal Administrator**  
michelle@wiyot.us  
(707) 733-5055

**Ted Hernandez, Tribal Chair**  
chair@wiyot.us

## Current Tribal Council:

**Ted Hernandez, Tribal Chair**  
**Brian Mead, Vice Chair**  
**Marnie Atkins, Secretary**  
**Michelle Hernandez, Treasurer**  
**Vanessa Rios,**  
**Councilmember at Large**  
**Hazel Garcia,**  
**Councilmember at Large**  
**Aaron Stephenson,**  
**Councilmember at Large**

# DISHGAMU HUMBOLDT: MISSION, VISION, VALUES

*river*

## LALILH MISSION

*the river that carries our work forward*

Dishgamu Humboldt is the Community Land Trust of the Wiyot Tribe, operating in what is known today as the Humboldt Bay Area of Northern California.

We facilitate the return of Wiyot ancestral lands to Wiyot people, putting land in trust for the purposes of affordable housing creation, workforce development, and environmental and cultural restoration.



## IMPACT AREAS

### LAND BACK

We work with community, capital, and government partners to return land to tribal ownership. Using the community land trust model, we direct land use towards three impact areas: →

As a tribal community land trust, land is at the center of everything we do. By using the CLT model, we maintain Wiyot ownership in perpetuity, remove land from the speculative market, and direct its use in ways that build community and individual wealth.

### AFFORDABLE HOUSING

We develop and preserve affordable and sustainable housing to allow Wiyot people to remain in their homelands while addressing our region's dual crises of housing and climate change.

### WORKFORCE DEVELOPMENT

We use our projects to create local living-wage jobs and green building training programs that empower our community.

### ENVIRONMENTAL AND CULTURAL

We prioritize projects that protect and restore land with ecological, cultural, or ceremonial significance in collaboration with Wiyot Tribal Departments.



MIXED-USE MULTIFAMILY



LIMITED-EQUITY COOPERATIVES



COOPERATIVE BUSINESSES



INDIVIDUAL HOMES



ECOLOGICAL RESTORATION



CULTURAL RESTORATION

DEED RESTRICTIONS ♦ LONG-TERM LEASES ♦ EASEMENTS ♦ TAX BENEFITS

WIYOT ANCESTRAL TERRITORY ♦ STEWARDED BY WIYOT TRIBE IN PERPETUITY



# DISHGAMU HUMBOLDT: MISSION, VISION, VALUES

*ocean*

## SHOU'R VISION

*the ocean where all rivers lead*

**We are restoring balance to our region by restoring Wiyot people to be in reciprocal relationship to their ancestral land.**

**We call on native and non-native peoples to join us in healing the inter-generational trauma of settler-colonialism and reimagining our region's future in the face of environmental and social change.**

*stone*

## PHLUTK VALUES

*the hard rocks that shape the river's course*

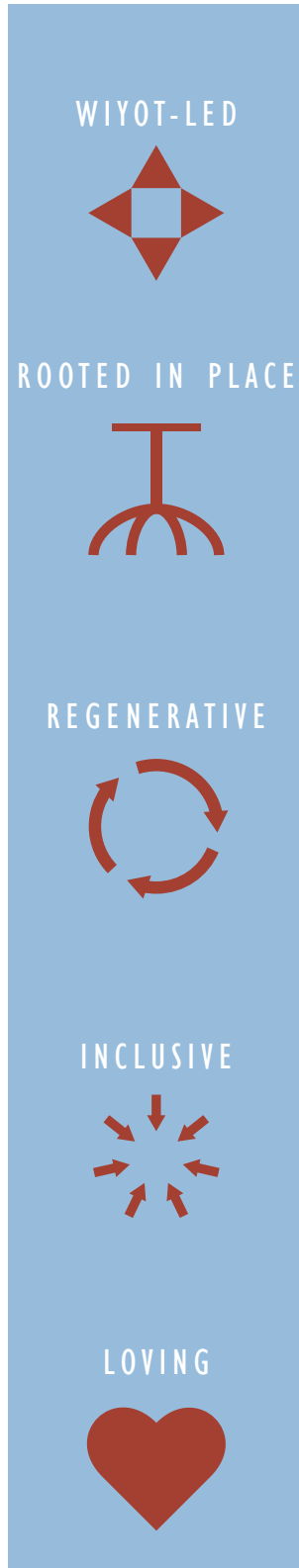
Wiyot culture, leadership, and knowledge guide our work. We return Wiyot land to Tribal ownership and actively work to decolonize our thinking and practices. We build indigenous power.

Our projects take place on ancestral Wiyot land. We cultivate an intentional relationship to the land and work responsibly within its limits. We celebrate the unique opportunities of each site by honoring Wiyot history and culture, our natural world, and the needs of our community.

We focus on healing our land, our economy, and our relationships. We build for future generations by investing in environmental restoration and deep green building practices. We integrate transformative and non-extractive workforce development opportunities that generate local power and prosperity.

We invite all people living in Wiyot ancestral lands, native and non-native, to join us in restoring balance to our home. We acknowledge past harms and trust indigenous leadership. We believe in our interconnectedness and pursue projects that will benefit all people in our community as well as animals, plants, earth, water, and air.

Dishgamu means love. Our work is rooted in care for all people, beings, and land. We believe in the durability and power of love. We invest in and rehabilitate unloved and forgotten places. We believe that practicing love is key to decolonization, healing, and restoring balance.



# WIYOT TRIBE KEY STAFF

## MICHELLE VASSEL

WIYOT TRIBAL ADMINISTRATOR

Michelle Vassel is the Tribal Administrator and CEO of the Wiyot Tribe where she oversees all day-to-day government operations, including housing, health and social services, grant administration, and cultural and ecological restoration work. She was a leader in the foundation of Dishgamu Humboldt and continues to oversee its development work. Her past experience in government administration with the City of Fortuna and ongoing work with local government partners positions her to forge strategic partnerships and oversee multi-stakeholder development projects.

## RELEVANT EXPERIENCE

2016- Present	Tribal Administrator, Wiyot Tribe
2018- 2019	Assistant Director, Northern California Indian Development Council
2015- 2016	Director, Health and Human Services Department, Wiyot Tribe
2012- 2015	Executive Assistant to City Manager / Deputy Clerk, City of Fortuna

## EDUCATION

Oklahoma State University, Certificate in Tribal Finance and Accounting, 2022

University of Massachusetts Amherst, Graduate Certificate in Foundations of Business, 2006

Humboldt State University, BA, Graduate in Psychology, 2001

# WIYOT TRIBE KEY STAFF

## CARRIE TULLY

DISHGAMU HUMBOLDT DIRECTOR

Carrie Tully is the Director of Dishgamu Humboldt Community Land Trust. She is of mixed European and Ashkenazi heritage, and a settler in California. Carrie has a Master of Arts in Social Sciences in Environment & Community from Cal Poly Humboldt and is a co-founder and steering committee member of the Rou Dalagurr Food Sovereignty Lab & Traditional Ecological Knowledges Institute. She works toward community healing by building relationships with people and the more-than-human world. This is what drove her to work on her master's thesis, "Working towards land return in Goukdi'n: a history of genocide and a future of healing." Carrie hopes to continue working towards the return of ancestral lands to Tribes across the state of California by building coalitions and engaging in policy reform. The Dishgamu Humboldt Director is responsible for approval of all project-related materials to other departments and tribal staff and reports directly to the Tribal Administrator.

## RELEVANT EXPERIENCE

June 2020- Apr 2023	Organizational Development Director, Save California Salmon
Mar 2020 - Oct 2021	Admin & Development Director, Northcoast Environmental Center
July 2019- Mar 2020	Director of Community Development, Arcata Main Street

## EDUCATION

Humboldt State University, MA in Social Science in Environment And Community, 2021

Golden Gate University School of Law, 2009-2010

Suffolk University (Boston, MA), BA in Sociology, Cum Laude, 2007

# WIYOT TRIBE KEY STAFF

## KRISTEN CROOKS

DISHGAMU HUMBOLDT PROGRAM MANAGER

Kristen Crooks is the Program Manager for Dishgamu Community Land Trust. She manages multiple projects for the Wiyot Tribe's CLT included grant funded acquisition and rehabilitation, new builds, and land donations. Kristen specializes in construction management with a background in property management, construction office and project management, and assisting Real Estate Association Executives. She now aims to help build programs and housing to support some of the most basic needs of our community, which are not currently being met. As Program Manager, Kristen is responsible for all management for the Parking Lots to Affordable housing Project. The Project Manager is responsible for planning, creating, and/or managing all work activities, variances, tracking, reporting, communication, performance evaluations, staffing, and internal coordination with functional managers.

## RELEVANT EXPERIENCE

Government Affairs Coordinator and Executive Assistant, Humboldt Association of Realtors

Office and Construction Manager, Bonsai Builders Construction

# WIYOT TRIBE KEY STAFF

## DAVID COBB

DISHGAMU HUMBOLDT ADVANCEMENT MANAGER

David Cobb is a “people’s lawyer” who has sued corporate polluters, lobbied elected officials, run for political office himself, and been arrested for non-violent civil disobedience. He believes we can— and must – provoke and win a peaceful revolution if we are to survive.

David serves as Advancement Manager for the Wiyot Tribe’s Dishgamu Community Land Trust and as Co-Coordinator of the US Solidarity Economy Network. He also serves on the Steering Committee of the Green Eco-Socialist Network, as an advisor to the California Progressive Alliance, and is a leader of the California Public Banking Alliance.

David ran for Attorney General of Texas in 2002, pledging to revoke the charters of corporations that routinely violate the law. In 2004 he was the Green Party nominee for President of the United States, and his demands for recounts in multiple states helped to launch the election integrity movement that ended the advance of electronic (black box) voting systems. In 2010 he helped to co-found Move To Amend and co-authored a proposed constitutional amendment to abolish the illegitimate court-created doctrines of corporate constitutional rights and money equals speech. In 2016 he served as campaign manager for the Jill Stein/Ajamu Baraka presidential campaign a campaign with a 15 Million dollar budget.

As Dishgamu Humboldt Advancement Manager, David is responsible for identifying funding sources for the project. This position continuously looks for foundation, philanthropy, or grant funding for all projects in the department.

# WIYOT TRIBE PROJECT EXPERIENCE

## JAROUJJI' YOUTH SUPPORTIVE HOUSING

Eureka, CA  
2022-present  
in pre-development

39 beds across five buildings with on-site services

Funded by ~\$14M  
Project Homekey Grant

Wiyot Tribe managing development, property management (Dishgamu Humboldt) and services management (Health and Human Services)

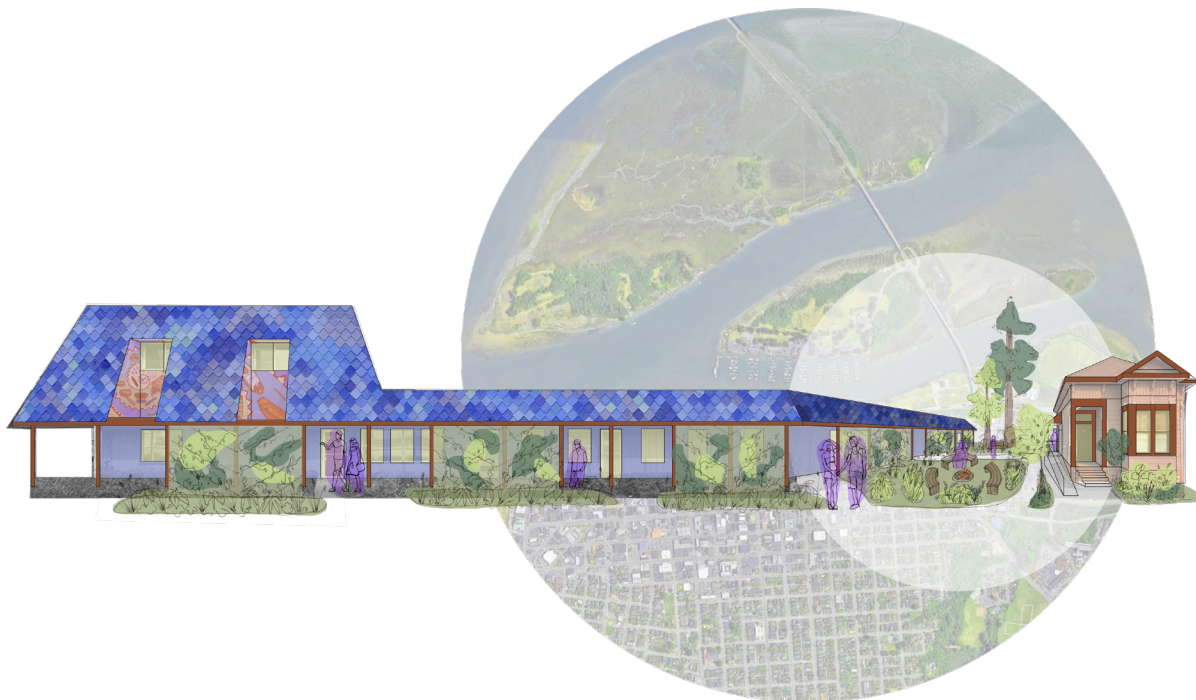
Architect: uxo architects

Engineering: Whitchurch Engineering

Contractor: tbd

The Wiyot Tribe was awarded an ~\$14 million grant through Project Homekey in 2022 to acquire and rehabilitate three vacant / underutilized buildings in central Eureka to provide 39 beds, including 6 private studio units, for houseless youth on a permanent and interim basis. The project consists of the renovation of an existing commercial building and two Victorian-style homes as well as the construction of two Accessory Dwelling Units. Site development will include extensive landscaping in place of existing surface parking, including green stormwater management, solar readiness, and space for native plantings and ceremony. The commercial building will also house on-site supportive services to connect residents with health resources, job placements, and permanent housing assistance.

The project is currently in pre-development. The Dishgamu Humboldt team is working closely with uxo architects to conduct stakeholder engagement which will inform the final design proposals. Construction is expected to begin in early 2024. Ongoing management of the property will be by Dishgamu Humboldt, with supportive services managed by the Wiyot Tribe's Health and Human Services Department.



# WIYOT TRIBE PROJECT EXPERIENCE

## MCKINLEYVILLE REGENERATIVE AND TRANSFORMATIVE COMMUNITY PROJECT

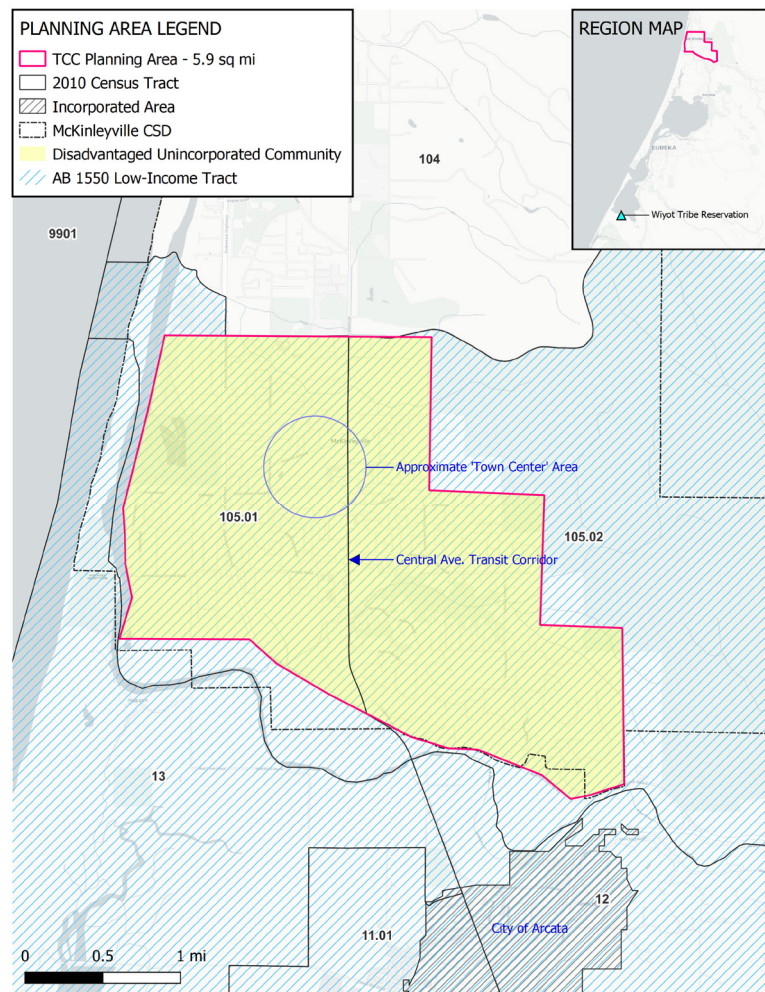
McKinleyville, CA  
2022-present  
planning phase

mixed-use multifamily development

Funded by ~\$300,000  
Transformative Climate Communities  
Planning Grant

Planning process managed by Dishgamu  
Humboldt in collaboration with  
Humboldt County and McKinleyville  
Community Services District

The Wiyot Tribe was awarded an ~\$300,000 Planning Grant through the Strategic Growth Council's Transformative Climate Communities Program. In partnership with Humboldt County and the McKinleyville Community Services District, Dishgamu Humboldt is conducting community engagement and feasibility analyses for sustainable development opportunities in McKinleyville over the next two years. These opportunities may include the conversion of existing vacant retail space as well as the new construction of mid-rise, mixed-use affordable housing with associated green infrastructure improvements. Through the course of this planning process the team will identify novel solutions for project financing and implementation that could inform the development of the Eureka City-owned sites.



# FINANCIAL CAPABILITY: OVERVIEW

For over a century, Wiyot people have worked to remain connected to their unceded ancestral territory – through private land purchases, legal action, and more recently, voluntary land returns. Because of this work, the Wiyot Tribe has exemplified how native and non-native peoples can exist in right relationship to the land and to one another. As a federally recognized tribe with a proven record of meeting our financial obligations, the Wiyot tribe has continually supported their citizens as well as the community as a whole.

The Division of Internal Evaluation and Assessment (DIEA) provides guidance and oversight to Indian Affairs organizations to ensure that internal controls are established and maintained for all programs, organizations and functions. Additionally, DIEA assists and ensures that Indian Affairs organizations implement and comply with internal control guidelines established by the Department of the Interior, Office of Management and Budget (OMB), Government Accountability Office, etc.

The Wiyot Tribe is subject to the Single Audit Act of 1984, as amended in 1996, to ensure that organizations receiving federal grant awards use the funds in compliance with the federal government’s requirements. All Single Audit reporting packages, with the exception of Indian Tribes and Tribal Organizations, submitted under Uniform Guidance are available to the public on the Federal Audit Clearinghouse’s Image Management System (IMS) per 2 CFR 200.512(b)(1). Indian Tribes and Tribal Organizations may opt not to authorize the Federal Audit Clearinghouse to make the reporting package publicly available on IMS per 2 CFR 200.512(b)(2).

## **As a Federally Recognized Tribe, Wiyot financial statements are strictly confidential.**

Since time immemorial the Wiyot Tribe has provided housing, infrastructure, and support for Wiyot citizens. The Tribe manages multiple departments with individual budgets including a housing authority, public works, health and human services, natural resources, and more. Through these departments, the tribe has built over 40 single-family homes, provided and managed public infrastructure, and had multiple initiatives to ensure the health and wellness of the entire community. Simply put, the Tribe has every intention of building a project that will provide long-lasting, multi-benefit support for Eureka’s residents and community members of all ages.

The Wiyot Tribe has ample experience using federal cost principles. With no economic development and no tax base, most of the Tribe’s programs and functions are performed under grant funding. As such, the Tribe is experienced in following the federal cost principles which establishes standards for federal agencies to provide a uniform approach for determining the allowability of costs that ensure that all costs are reasonable, allocable, given consistent treatment, and conform to any limitations or exclusions. The Governmental Accounting Standards Board is the standard-setting authority for Generally Accepted Accounting Principles for the Wiyot Tribal government. The Wiyot tribe uses Abila MIP fund accounting software to perform all accounting functions. Below are some Tribal Policies that ensure financial responsibility and capability for all current and future projects:



- The Wiyot Tribe recognizes that internal control serves as the first line of defense in safeguarding assets and helps our management team achieve desired results through effective stewardship of public resources. The Tribal Council, Tribal Executives, and employees are accountable for the resources entrusted to them and for ensuring programs and services are administered effectively and efficiently.
- The Wiyot Tribe understands that our effectiveness and efficiency of operations, reliability of reporting for internal and external use, and compliance with applicable laws and regulations rely on meeting these objectives for which we have set up internal controls.
- The Wiyot Tribe is subject to a Single Audit under the Single Audit Act and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) which is conducted annually to determine if the entity has complied with direct and material compliance requirements of each major program. Part of the Tribe's requirements under the Single Audit are to produce financial statements, schedule expenditures of federal awards, follow up on corrective action and audit findings, produce a summary schedule of findings on prior audits, and prepare corrective action plans.
- All transactions are approved by the Tribal Administrator and Fiscal Manager prior to being processed. Grant objects and budget to actuals reconciliations, financial reports, and grant objectives are reviewed monthly by the Fiscal Manager, Tribal Administrator, and Tribal Treasurer. The Tribal Council and Tribal Administrator receive budget-to-actual reports and grant objective reports from the Department Director each month.
- Dishgamu's Director oversees the department budget and ensures that personnel are tracking and reporting the time they devote. Specifically, the director reports on the performance of the project(s) and that supply costs are used specifically to carry out the deliverables of any awarded funds.
- Project programming and specific deliverables are carried out by Department Managers and other program staff.

**As a Federally Recognized Tribe, Wiyot financial statements are strictly confidential.**

In addition to the Wiyot Tribe's financial capacity, our partner, Travois, has been in the developing business alongside many tribal communities for 28 years. Their services range from up front concept development, to application preparation, equity closing, architectural design and construction monitoring, asset management and compliance services, and staff training. Travois and their partners have closed over \$907 million in investor LIHTC equity and have developed 6,100+ new and rehabilitated units, and have used LIHTCs to create more than \$1.2 billion of affordable homes.

Other financial partners include the Community Ownership for Community Ownership (COCP) Fund and Full Spectrum Capital. The COCP Fund is a \$22 million philanthropic initiative with the intention of growing community ownership across California. It is jointly managed by Common Counsel Foundation (CCF) and Possibility Labs (PL), and has already received over \$10 million in commitments from The California Endowment, Chan Zuckerberg Initiative, The James Irvine Foundation, Great Communities Collaborative at the San Francisco Foundation and the Weingart Foundation. The program aims to

provide a vehicle for funders to support California’s growing ecosystem of community ownership organizations so that they can acquire, govern, and maintain their own community spaces in a multitude of ways, including community land trusts, cooperatives, shared equity formations, and more.

Full Spectrum Capital Partners (Full Spectrum) has been supporting and partnering with the Wiyot Tribe’s Dishgamu Humboldt Community Land Trust (Dishgamu Humboldt) for over three years. Their team provides technical support and integrated capital to build innovative solutions for communities that have been economically marginalized. Building innovation clusters in communities and connecting them to communities of capitalist stewards ensures a commitment to social and ecological impact with real world results. Full Spectrum is prepared to assign a principal towards pre-investment guidance for the development of this project.

# FINANCIAL CAPABILITY: BACKGROUND

COMMUNITY OWNERSHIP FOR COMMUNITY POWER FUND

MAY 2023

## The Community Ownership for Community Power (COCP) Fund

New \$22M Philanthropic Initiative Aims to Propel the Community Ownership Movement in California



### An Overview

Investors purchasing real estate in California for private capital gain have strongly impacted California's historically low-income communities and Black, Indigenous, immigrant, and communities of color by denying them access to affordable housing, limiting opportunities to generate community wealth, and uprooting sustainable relationships with the land they live on.

Community ownership over land and real estate builds the power of local residents rather than public and private institutions who often fail to engage community leadership. These models help stabilize communities, preserve housing affordability, reposition residents to have more control over their neighborhoods, and permanently remove these buildings from the speculative real estate market.

Overall, building the power of self-determination through community ownership is an intersectional approach, emphasizing holistic solutions towards community wealth building, community organizing, climate resilience, racial justice, economic mobility, and equitable food access.

### A Collective Call-to-Action to Strengthen the Community Ownership Movement

The Community Ownership for Community Power (COCP) Fund is a \$22 million philanthropic initiative to propel the growing community ownership movement across California. Community ownership is recognized as one of the key strategies to permanently address the crisis of housing affordability in the state, yet has been underfunded by philanthropy. This four-year initiative aims to address that shortcoming and provide a vehicle for funders to support California's growing ecosystem of community ownership organizations so that they can acquire, govern, and maintain their own community spaces across various formations, including community land trusts, cooperatives, shared equity formations, and other vehicles facilitating community ownership over the built environment and the land upon which it is developed. The COCP Fund will also spearhead the creation of an integrated capital acquisition fund of at least \$100 million, California's first to be governed directly by communities, and will further leverage public and private funds for the field.

The COCP Fund will position community ownership as a more widely accessible strategy in California through these core areas of work:



Grantmaking to community ownership organizations to build their internal capacity to undertake and manage larger scale projects.



Ecosystem support for community ownership groups through research, policy monitoring and assessment, targeted capacity building, network coordination, and strategic communications.



A co-design process led by grantees to launch a new, unique community-governed integrated capital acquisition fund for real estate, with an ambitious long-term goal of up to \$300 million as well as targeted engagement opportunities for funders to learn, innovate, and share around new practices.



**The COCP Fund is really one key component of an ecosystem that starts to redress an inequitable funding system for land and housing ownership in California – it centers grassroots organizations in the development of significant financial products and resources that will actually serve communities.**

Steve King, Executive Director, Oakland Community Land Trust (OakCLT)



The COCP Fund's initial cohort currently consists of 14 organizations: Beverly-Vermont Community Land Trust, Casa Familiar Inc., Dishgamu Humboldt Community Land Trust, El Sereno Community Land Trust, Fideicomiso Comunitario Tierra Libre, Liberty Community Land Trust, OakCLT, Pueblo Unido Community Development Corporation, Richmond-LAND, Sacramento Community Land Trust, San Francisco Community Land Trust, South Bay Community Land Trust, THRIVE Santa Ana, and Tene-mos que Reclamar y Unidos Salvar la Tierra-South LA (T.R.U.S.T. South LA).

Jointly managed by Common Counsel Foundation (CCF) and Possibility Labs (PL), the COCP Fund has already received over \$10 million in commitments from The California Endowment, Chan Zuckerberg Initiative, The James Irvine Foundation, Great Communities Collaborative at the San Francisco Foundation, and the Weingart Foundation. The team is currently meeting with regional and national funders to raise the final \$12 million in philanthropic capital.

### Are You a Prospective Funder? Let's Connect!

Melissa Peña,  
Fundraising Lead, Possibility Labs  
melissa@possibilitylabs.org

Raymond Pettit,  
Director of Field Building, Possibility Labs  
raymond@possibilitylabs.org

[www.communityownership.fund](http://www.communityownership.fund)



# FINANCIAL CAPABILITY: BACKGROUND



## The Transformative 25 T25 | 2023

25 funds transforming finance for people and planet

By Jen Astone

Chairperson, Transformative 25, a fiscally sponsored project of Possibility Labs  
Principal, Integrated Capital Investing

**Is it possible to invest in ways that not only return capital to investors, but also build community wealth and advance a just transition to an economy that supports people and the planet? Once again, my work building the T25 has shown me that yes another world is possible and donors and investors have a key role to play in creating this world.**

The field of impact investing is growing, evolving, maturing and increasingly under scrutiny. The combination of the limitations of ESG impact approaches and the need for investment options that truly shift the economic status quo have created a swirl of conflict and confusion. The work of the T25 funds, banks and initiatives we elevate here represent the next generation of impact investing approaches. These initiatives go beyond the limitations of traditional approaches to advance the values shared in the many emerging impact frameworks being developed in the field including [regenerative/non-extractive finance](#), [restorative economics](#), [social movement investing](#), [social justice investing \(public markets\)](#), [deep impact investing](#), [just transition investing](#), [transformative investing](#) and [integrated / full spectrum capital approaches](#).

These next generation frameworks for prioritizing people and planet can be seen throughout the funds and initiatives in the T25.

Working on the Transformative 25 list this year, I was reminded what a gift it is to set aside my regular work and dip into this flourishing applicant pool. The people behind these funds and initiatives are creating practical, creative and visionary ways to transform finance to address the critical issues of the day: structural racism, climate change, economic inequality, and gender justice. They have identified a challenge, created a strategy for making finance and capital more just and equitable, and they have raised money to do the work. This gives me hope and a sense of possibility.

# FINANCIAL CAPABILITY: BACKGROUND



## Gouts Lakawouh Hiwechk Fund, Wiyot Tribe Dishgamu Community Land Trust



The Gouts Lakawouh Hiwechk (Money that makes us well) Fund supports the Dishgamu CLT of the Wiyot Tribe, targeted by a genocide designed to destroy Wiyot culture and dispossess Wiyot people of their unceded land. We focus on land back for affordable housing creation, housing stabilization and workforce development.

Geography: Northern California coast

Website: [wiyot.us/350/Dishgamu-Humboldt-Community-Land-Trust](http://wiyot.us/350/Dishgamu-Humboldt-Community-Land-Trust)

## Transformative 25 | 2023



# FINANCIAL CAPABILITY: BACKGROUND



Dear friends,

California's housing needs are acute and growing. It is critical that we find ways to expand affordable housing in communities like Eureka with the greatest need and support developers who are from the communities they build for.

Full Spectrum Capital Partners (Full Spectrum) provides technical support and integrated capital to build ecosystems and marketplaces for innovative solutions from communities that have been economically marginalized. By building innovation clusters in communities and connecting them to communities of capital stewards with a commitment to social and ecological impact, we help align financial value with our most sacred values.

Full Spectrum has been supporting and partnering with the Wiyot Tribe's Dishgamu Humboldt Community Land Trust (Dishgamu Humboldt) for over three years. Dishgamu Humboldt is a valued community steward that combines deep accountability to the communities they serve and a proven track record of leading successful community development efforts. Our investment team includes leadership with decades of community development, housing development and housing finance experience. Full Spectrum is prepared to assign a principal to provide pre-investment guidance to develop a customized capital stack that meets the specific needs and criteria of the two high-rise housing units being incubated by Dishgamu Humboldt.

We could not think of a more qualified developer to lead this critical effort and are excited to support Dishgamu Humboldt to move this project forward wisely and efficiently.

Sincerely,  
Taj James & Omar Brownson  
Full Spectrum Capital Partners

A handwritten signature in black ink, appearing to be "Taj James", is positioned above a horizontal line that spans the width of the signature area.

# FINANCIAL CAPABILITY: POLICIES

## IDENTIFICATION OF STAFF

Per the Tribe's constitution the Tribal Treasurer, Keep or cause to be kept an accurate record of all Tribal/Tribe funds and shall report on all receipts and expenditures and the amount and nature of all such funds in the custody of the Treasurer to the Tribal and General Council at regular meetings if so required and at such other times as requested by the Tribal or General Council(s). Per our fiscal policies, the Treasurer also reviews at the close of month end the Fiscal manager report which includes bank reconciliations, journal entries, financial reports etc.

The Tribal Administrator, Michelle Vassel, serves as the Chief Executive Officer planned, manages, and directs the day-to-day operations of the Tribal government. Ensured legal compliance, mission, policy development, management, administration, governance, economic development, financing, grant planning and administration, as well as community relations. Oversees governmental programs, supervised governmental staff, and implemented governmental policies involving economic development, fiscal, social services, cultural, historic preservation and environmental programs. Preparing budgets and monitoring funds. Responsible for establishing and maintaining communication between the tribal government and the tribal community, other tribal governments or the U.S. federal and state governments.

## INTERNAL CONTROLS FINANCIAL MANAGEMENT

The Tribe's internal controls were developed in two categories. One set of controls are considered preventative to prevent the entity from failing to achieve an objective or address a risk. The other is detective to discover when the Tribe is not achieving an objective or addressing a risk before the entity's operation has concluded and corrects the action so that the Tribe achieves the objective or addresses the risk.

The Tribe's controls consist of cash inflows, cash outflows, payroll, inventory, property & equipment, investing, debt and financing, and information technology. Cash inflows are receipted in and deposited by individuals separated and independent from accounting and financial reporting. Fiscal staff reconcile bank deposit slips to bank statement and general ledger. Cash outflows are approved by department staff, reviewed by the Tribal Administrator and the Fiscal Manager prior to payment and all payments are signed by two separate Council members. Bank reconciliations are completed monthly by the fiscal team and are reviewed and approved by the Fiscal manager, Tribal Administrator and Tribal Treasurer monthly. Inventory controls are set up to physically secure and account for all property and equipment in an inventory by set up by department. These inventories are periodically counted and reconciled. The Administrative team works with department staff annually to review disbursements by accounting department/finance prior to depreciation recalculations and analytical reviews with accounting. The Tribe's internal controls regarding investing include review or investment statements and reconciliation of investment statements to the general ledger, test and challenge fair vales and monitor services provider annually.

The Wiyot Tribe's accounting systems are organized and operated on a fund basis. A fund is a fiscal and accounting entity with a self-balancing set of accounts that record cash and other financial resources, along with the related liabilities and residual equities or balances, which are segregated for the purpose

of carrying on specific activities or attaining certain objectives. . Fund financial statements are used to report additional and detailed information about the primary government, including its blended component units. The Tribe uses an Accrual basis of accounting whereby all transactions are recorded when they occur irrespective of when the actual cash is received or paid.

Prior to the award submission the NOA or NOFA is reviewed by appropriate staff, the potential application is discussed at the Weekly Directors meeting to efficiently determine if an application is who which department will apply for the grant and discuss any interdepartmental staff that may be involved in the submission of the grant and those resources are discussed and allocated by the applicable department head. When required staff take request for authorization to the Tribal Council for an authorizing resolution. Once awarded the award documents are compiled, the budget is translated into our fund accounting system language, and the award is accepted, and budget adopted by Council action. The Department director has 10 days from Council accepting the award to enter all the grant documents into the Tribe Grant Management software Civiccore and submit to the fiscal department with a request to enter the budget into the Abila system, set the award up on the SEFA schedule and set up the budget and lock down the account code combinations set in the adopted budget. The Civicore system requires entry of all objectives and required reports, evaluations, and monitoring requirements for the life of the grant and entry of the responsible party of each type of reporting. This system not only reminds reporting parties of upcoming reports but allows for oversight by the Tribal Administrator and Tribal Treasurer of any items (reports or objectives) that are upcoming, due, or outstanding. The fiscal department is required by our Fiscal policies to report budgets to actuals monthly to the Tribal Council and the Fiscal Manager and Tribal Administrator review those budgets to actuals with Department heads in weekly meetings as well as with all the Directors quarterly. The intent is to monitor the departments grant objectives and budgets to ensure that grant is proceeding in an effective and efficient manager. Indirect allocations are applied monthly by the fiscal manager. Drawdowns are conducted monthly as well to reimburse the Tribe for allowable grant funds expended in the prior month. One the grant ends, the Tribal Administrator, Department Director and Fiscal Manager meeting to review and reconcile financial records and complete final reports and account for property acquired under the program.

## OVERSEEING GRANT FUNDING MANAGEMENT

The Wiyot Tribe has policies and procedures in place to manage grant funding and oversight to ensure those policies and procedures are carried out. The Tribe has policies and procedures in place for the pre-award period, post-award period, and after-award period.



## DEVELOPER REFERENCES

### REDWOOD CAPITAL BANK

402 G Street  
Eureka, CA 95501  
*Bob Judevine*  
*VP, Branch Manager*  
tel 707 8260820

### MORGAN STANLEY

2421 Buhne Street  
Eureka, CA 95501  
*Brad T. Shaw*  
*First Vice President, Wealth Management,*  
*Branch Manager, Financial Advisor*  
*CA Insurance Lic.#OA78141*  
tel 707 445 2014  
direct 707 441 3429  
toll free 844 237 1384

# DEVELOPMENT TEAM

WIYOT TRIBE: OWNER, DEVELOPER, PROPERTY MANAGER



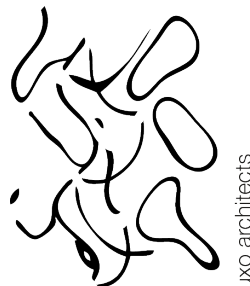
DISHGAMU HUMBOLDT: MANAGING COMPONENT UNIT



GENERAL CONTRACTOR



ARCHITECT



FINANCIAL CONSULTANT



# PACIFIC BUILDERS: OVERVIEW



880 L Street, Arcata, CA 95521  
TELEPHONE 707 822-7720 | Fax 707 822-7369  
CA LIC: #888941 OR LIC: #151638

## Principal Contact:

Nick Lucchesi  
707 822-7720 | Fax 707 822-7369  
nick@pacificbuilders-arcata.com

## Principals

Nick Lucchesi & Tony Lucchesi  
707 822-7720 | Fax 707 822-7369  
nick@pacificbuilders-arcata.com  
tony@pacificbuilders-arcata.com

## History

Pacific Builders was founded by Nick and Tony Lucchesi in 1979, and later incorporated in California in 2006. The company has successfully completed projects throughout northern California and Oregon and maintains its office in Arcata, California. The firm currently employs 32 people, the majority of whom have learned their profession at Pacific Builders, working from the lower levels of construction towards the highest levels of responsibility.

## PACIFIC BUILDERS SPECIALIZES IN:

- Design Development & Budgeting
- Commercial Buildings
- Single Family and Multi-Family housing Projects
- Apartments, Planned Development
- Tenant Improvements

As builders, the company's strength lies in its versatility and ability to work with clients and designers from the point of project conception, through all the phases of construction. Pacific Builders helps clients control project costs by working with the client, architects, and others to achieve budget goals. The company also supports their clients by facilitating the challenging task of getting projects moved through the bureaucratic process to groundbreaking. They continue to work closely with clients from project beginning to completion, striving to exceed expectations at every step.

# PACIFIC BUILDERS: KEY STAFF



## Nick Lucchesi, Co-Founder/Project Manager

Arcata Office, 707-822-7720

[nick@pacificbuilders-arcata.com](mailto:nick@pacificbuilders-arcata.com)

Years with Company – 44

Nick Lucchesi co-founded Pacific Builders 43 years ago with his brother Tony. Under the broad heading of design/build, he works with clients to get projects off the ground by handling all aspects of project development. Being familiar with a project from concept to delivery allows him to better understand, anticipate, and manage permitting, approval, design, and construction challenges in order to keep the budget and schedule on track. Supported by the job superintendent, Nick manages contract implementation, anticipates project needs well in advance, vets materials and finishes, ensures the superintendent has clear understanding of project requirements, etc.

Nick also functions as Pacific Builders Chief financial officer and holds California Contractors License # 888941

Nick has extensive experience in pre-construction services and budgeting. He works with each client to develop a project that meets his or her needs within the budget requirements. This requires careful analysis of each project on behalf of the client to identify potential cost saving alternatives and other efficiencies.



## Tony Lucchesi, President/Project Manager

Arcata Office, 707-822-7720

[tony@pacificbuilders-arcata.com](mailto:tony@pacificbuilders-arcata.com)

Years with Company – 44

Tony co-founded Pacific Builders with his brother Nick Lucchesi in 1979, after graduating from Humboldt State University in 1978.

Tony's primary responsibilities include:

- Managing the superintendents who directly oversee current construction projects
- Estimating projects
- Scheduling jobs
- In-office project management

*He holds California "B" and C8 (concrete) contractor license 888941*

# PACIFIC BUILDERS: KEY STAFF



## Kodie Boyer, Superintendent

Arcata Office, 707-822-7720

[Kodie@pacificbuilders-arcata.com](mailto:Kodie@pacificbuilders-arcata.com)

Years with Company – 13

Kodie took the lead on the Yurok Klamath Emergency Operations Center and the Yurok Homes #3 projects as well as numerous housing projects for private developers and has had a hand in many of our tribal projects. His experience on multiple types of projects gives him the necessary tools to coordinate with all different types of subcontractors and vendors for a successful project completion.



## Darl Miller, Project Manager

Arcata Office, 707-822-7720

[darl@pacificbuilders-arcata.com](mailto:darl@pacificbuilders-arcata.com)

Years with Company – 20

Darl has a construction management degree from Chico State University and is qualified to handle all aspects of construction. His professional experience covers a variety of project management and includes the supervision of crews and monitoring of subcontractors and interfacing with clients, inspectors, and suppliers. He is also skilled in estimating and value engineering.

Darl took the lead on the Carson Block Restoration and the Fortuna Open Door Community Health and Wellness Center projects. He is currently project managing two housing projects in Lake and Siskiyou Counties.

# PACIFIC BUILDERS: PROJECT EXPERIENCE



## Orr Creek Phase I

Ukiah, CA

### Project Type:

New Construction/Residential

### Square Footage

17,737

### Completion Date

September 2021

<p><b>Owner/Client Name</b>                  Orr Creek Commons, LP                  Rural Communities Housing Development                  499 Leslie Street                  Ukiah, CA 95482</p>	<p><b>Architectural Design Firm:</b>                  Philippe Lapotre, Architect                  2300 Myrtle Avenue, Suite A                  Eureka, CA 95501</p>
<p><b>Owner's Representative:</b>                  Ryan LaRue                  Chief Executive Officer                  Rural Communities Housing Development Corporation                  707-463-1975 ext 112                  RLaRue@rchdc.org</p>	<p><b>Original Cost for Construction</b>                  \$9,227,978</p> <p><b>Actual Cost for Construction</b>                  \$9,377,279</p>

Pacific Builders began work in 2020 on the Orr Creek Commons Phase I project in Ukiah, CA. Developed by Rural Communities Housing Development Corporation (RCHDC); this 40-unit apartment complex including an administrative building, maintenance building and manager's quarters was designed to house the city's mentally challenged adults who are homeless or are at risk of being homeless.

# PACIFIC BUILDERS: PROJECT EXPERIENCE



## Willow Terrace

Ukiah, CA

### Project Type:

New Construction/Residential

### Square Footage

17,737

### Completion Date

April 2019

<p><b>Owner/Client Name</b>                  Willow Terrace Associates, LP                  C/O Willow Terrace                  499 Leslie Street                  Ukiah, CA 95482</p>	<p><b>Architectural Design Firm:</b>                  Philippe Lapotre, Architect                  2300 Myrtle Avenue, Suite A                  Eureka, CA 95501</p>
<p><b>Owner's Representative:</b>                  Ryan LaRue                  Chief Executive Officer                  Rural Communities Housing Development Corporation                  707-463-1975 ext 112                  RLaRue@rchdc.org</p>	<p><b>Original Cost for Construction</b>                  \$4,736,941</p> <p><b>Actual Cost for Construction</b>                  \$4,867,060</p>

Pacific Builders began work in 2018 on the Willow Terrace Apartments project in Ukiah, CA. Developed by Rural Communities Housing Development Corporation (RCHDC); this 38-unit apartment complex including an administrative building, maintenance building and manager's quarters was designed to house the city's mentally challenged adults who are homeless or are at risk of being homeless.

The buildings were designed by architect, Philippe Lapotre, to create an intimate space so people can hang out and feel protected. Garden spaces surround the building allowing a sense of privacy and community.

In 2019, three dozen residents were moved off the streets into homes of their own and being part of a community with on-site services available to them.

# PACIFIC BUILDERS: PROJECT EXPERIENCE



## Yurok Homes #3

Arcata, CA

### Project Type:

New Construction/Residential

### Square Footage

47,482

### Completion Date

December 2022

### Owner/Client Name

Yurok Indian Housing Authority  
15540 Highway 101 North  
Klamath, CA 95548

### Architectural Design Firm:

Philippe Lapotre, Architect  
2300 Myrtle Avenue, Suite A  
Eureka, CA 95501

### Owner's Representative:

Nicole Sager  
Executive Director  
Yurok Indian Housing Authority  
707-482-1506  
[NSager@yurokhousing.com](mailto:NSager@yurokhousing.com)

### Original Cost for Construction

\$15,216,513

### Actual Cost for Construction

\$15,462,155

Pacific Builders was selected as the contractor for the Yurok Homes #3 multi-unit housing project in Arcata, CA. This project consisted of 4 apartment buildings and 8 single family homes with attached ADUs. It also included a community center, fitness center, and community laundry facility on site.



# PACIFIC BUILDERS: PROJECT EXPERIENCE



## Carson Block Building

Eureka, CA

### Project Type:

Commercial re-roof, asbestos abatement, major seismic upgrade and historic renovation

### Square Footage

45,000

### Completion Date:

January 2016

<p><b>Owner/Client Name</b> Northern California Indian Development Council Greg Gehr, Executive Director, NCIDC (707) 445-8451 tcoltra@ncidc.org</p>	<p><b>Architectural Design Firm:</b></p>
<p><b>Owner's Representative:</b> Greg Gehr 707-445-8451</p>	<p><b>Original Cost for Construction</b> \$8,142,042. <b>Actual Cost for Construction</b> \$9,409,930,</p>

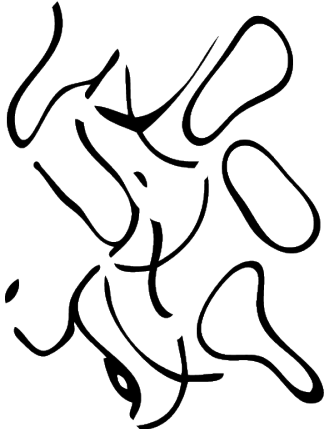
Pacific Builders was initially hired to complete the seismic upgrade and replace the roof of the historic Carson Block Building. Based on Pacific Builders performance during this first project phase, at the completion of that effort, NCIDC again chose Pacific Builders as the contractor to complete the remainder of the project.

Pacific Builders coordinated the work of historic renovation experts and a full team of subcontractors to complete the structural seismic retrofit, restoration of the façade to its early 20th century appearance, and various interior improvements, including upgrades to the 2nd and 3<sup>rd</sup> floors, as well as a new 1st floor mezzanine, office and retail spaces.

The finished façade resembles the building's appearance c. 1917.

Regulatory Requirements: Secretary of Interior Reference for Historical Restoration, Prevailing Wage and Documentation Certification

# UXO ARCHITECTS: OVERVIEW



uxo architects

Contact: [info@uxouxouxo.com](mailto:info@uxouxouxo.com)

## Selection of Past/Current Clients:

East Bay Permanent Real Estate Cooperative  
Northern California Land Trust  
Sogorea Te' Land Trust  
Supportive Housing Community Land Alliance  
Bay Area Community Land Trust  
City of Alameda  
Lavender Youth Recreation and Information Center  
Mission Economic Development Agency (with Gelfand Partners Architects)  
Tenderloin Neighborhood Development Agency (with Gelfand Partners Architects)  
Chinatown Community Development Center (with Gelfand Partners Architects)  
Palo Alto Unified School District (with Gelfand Partners Architects)

uxo architects is a full-service architecture firm licensed and registered in California with offices in Arcata and Nevada City. As the only worker-owned cooperative architecture practice in California, uxo has extensive experience working with community land trusts, non-profit housing developers, and other community-serving organizations. We have been honored to partner with the Wiyot Tribe to build the development capacity of Dishgamu Humboldt since 2021. As architects experienced in the affordable housing and non-profit landscapes, we not only provide a full range of architectural services- from feasibility to concept to construction administration - but also guidance in navigating pathways to construction financing and support throughout the pre-development and fundraising phases.

uxo architects also offers extensive community engagement services, from strategic planning workshops to site activations to participatory design. We believe that community engagement is much deeper than choosing paint colors or facade styles. We work with stakeholders to build community agency throughout the design and development process, surfacing opportunities for deep relationship building, conflict mediation, and resident empowerment that contribute to overall project success. We partner with skilled facilitators to enhance the quality and depth of our community engagement processes.

## UXO ARCHITECTS: KEY STAFF / PARTNERS



### ASHTON HAMM

worker-owner  
CA Licensed Architect #37036  
B.Arch Virginia Tech  
ashton@uxouxouxo.com

Ashton Hamm founded uxo architects in 2016. She is a licensed architect with experience in a range of project types- from private residential to large scale cultivation facilities. She has deep experience in navigating complex permitting scenarios in jurisdictions across California. She also has experience as Owner's Construction Representative for non-profit clients, and brings her knowledge of construction, cost estimating, and permitting to bear on all design projects.



### ALICE ARMSTRONG

worker-owner  
CA Licensed Architect #39725  
M.Arch Harvard University  
Graduate School of Design  
alice@uxouxouxo.com

Alice Armstrong comes to uxo with experience in affordable multifamily housing and early childhood education facilities. At her previous role with Gelfand Partners Architects she managed the design and permitting of a nine-story, 63-unit multifamily housing project utilizing a novel prefabricated steel superstructure and State Density Bonus program. With a background in urban planning and development, she has worked in diverse international contexts on architectural and urban design projects with a mix of governmental and nonprofit organizations.



### LULU MICKELSON

Community Engagement  
Sub-Consultant  
Centennial Scholar, BA Urban Studies,  
Barnard College, Columbia University  
lulu.mickelson@gmail.com

Lulu Mickelson (she/her) is committed to building more just and loving communities. From confronting racial housing segregation to uplifting immigrant women entrepreneurs, Lulu has a track record of leading bold participatory processes that celebrates community members as experts and leaders. Lulu brings extensive experience working on housing policy and community engagement within local government. She served as the Director of Housing Security at the Los Angeles Mayor's Office, where she oversaw the implementation of more than \$500 million in COVID-19 emergency funds to keep renters housed. Before that Lulu was at the NYC Department of Housing, the Rockefeller Foundation, and the NYC Department of Small Business Services. In her work, Lulu seeks to center joy, support collective healing, and challenge traditional power structures. She draws from a background in human-centered design and grassroots community organizing.

# UXO ARCHITECTS: PROJECT EXPERIENCE

## DISHGAMU HUMBOLDT COMMUNITY ENGAGEMENT TOOLKIT

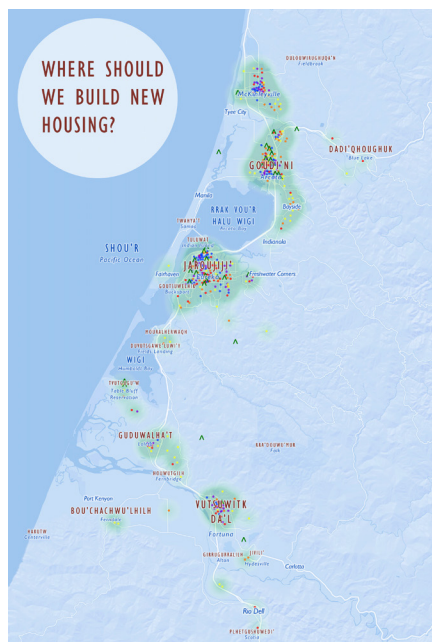
Wiyot Ancestral Territory, Humboldt County CA, 2022- present

funded by California Resilience Challenge

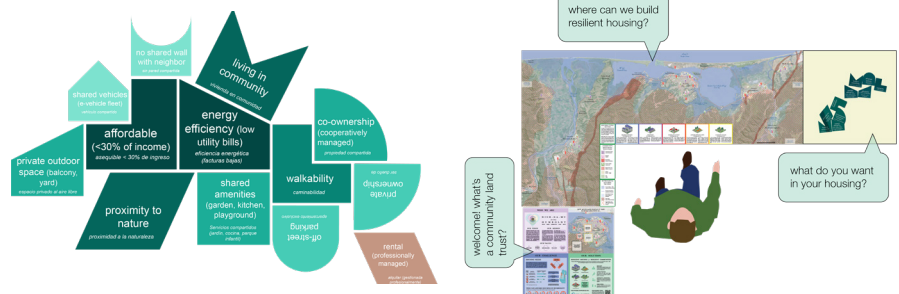
As part of the Resilient Housing- Resilient Communities project funded by the California Resilience Challenge, uxo architects developed a community engagement toolkit for Dishgamu Humboldt Community Land Trust. The toolkit includes two interactive activities as well as handouts and background information on the Wiyot Tribe and Dishgamu Humboldt, Community Land Trusts, and the regional affordable housing crisis. The goal of the toolkit is to educate the general public on the intersecting challenges of affordable housing and environmental hazards and get community feedback on proposed solutions. uxo architects along with Wiyot youth and Dishgamu Humboldt staff deployed the toolkit at over eight community events throughout the Humboldt Bay region in the summer of 2022. The toolkit continues to be used at events to spark conversation and build community support for the work of the Wiyot Tribe.



The resilience mapping activity asks participants to consider available land in the region overlaid with current and projected environmental hazards and place different housing densities on the map. Feedback was mixed, but there was a clear preference to locate mid-rise housing developments in existing urban centers such as Downtown Eureka.



The housing priorities puzzle asks participants to select five of their top priorities for their own housing. Affordability and energy efficiency came out on top, followed by an emphasis on community and access to nature that reflects the unique culture and appeal of Humboldt County. These responses were recorded and incorporated into the Dishgamu Humboldt Strategic Plan and Resilient Housing - Resilient Communities Implementation Plan- additional grant deliverables designed and coordinated by uxo architects.



# UXO ARCHITECTS: PROJECT EXPERIENCE

## CASA ADELANTE

Alice Armstrong as Project Manager with Gelfand Partners Architects for Mission Economic Development Agency

San Francisco, CA  
2018-2021  
under construction

63 Units  
CTCAC Large-Family Eligible  
14 stories/9 stories  
Type IA Construction

As project manager at Gelfand Partners Architects, Alice Armstrong led the design, coordination, and permitting of a 63-unit mixed-use affordable housing development for Mission Economic Development Agency. The original project included two stories of daycare use and 3 stories of performing arts space, with 63 large-family units comprising the rest of the 14-story, Type IA building. Changes to funding sources and community partners resulted in a value engineering process that retained all 63 units including a large-family daycare unit and commercial tenant space in a 9-story building. The reduced building mass allowed for the use of a novel pre-fabricated steel structural system that resulted in cost and schedule savings. Design considerations for the project included the reconstruction of an existing historic commercial facade and marquee as well as the incorporation of public art and culturally relevant design elements. For both building iterations, Alice Armstrong prepared entitlement packages including analysis of compliance with SB 35 and State Density Bonus laws. Alice Armstrong led subsequent coordination and completion of 90% Construction Documents for permit filing.



# UXO ARCHITECTS: PROJECT EXPERIENCE

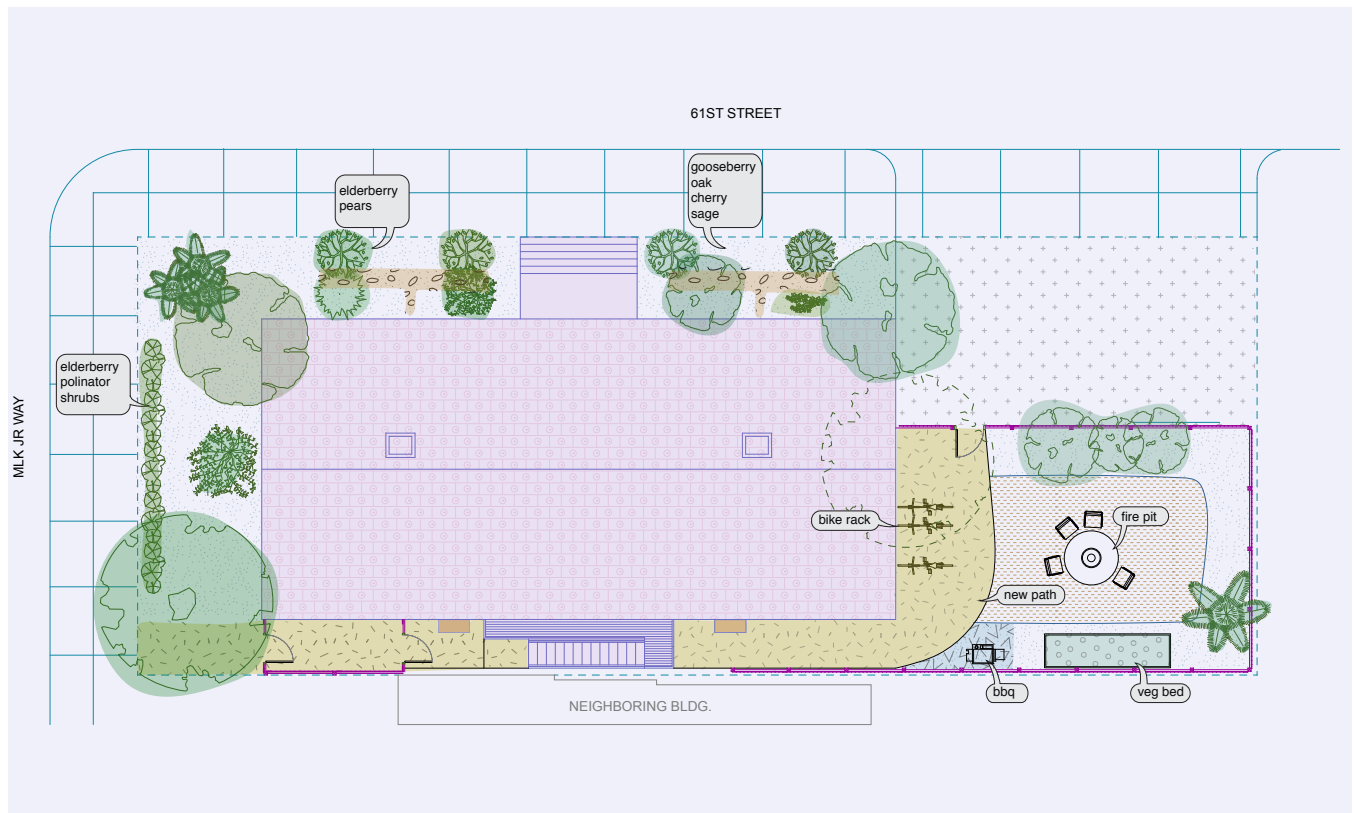
## COOPERATIVE HOUSING CONVERSION

for East Bay Permanent Real Estate Cooperative

Oakland, CA  
2020-present  
in permitting

4 Units  
Existing Building Retrofit  
Tenant Purchase Agreement

uxo architects provided renovation scoping and landscape design for an existing apartment building which had been purchased by tenants with the support of the East Bay Permanent Real Estate Cooperative and Northern California Land Trust. This process emphasized communication with resident owners to prioritize scope of work and minimize disruptions to their tenancy. uxo architects is currently developing permit drawings and coordinating construction costs with the project contractor and funding agencies.



# UXO ARCHITECTS: PROJECT EXPERIENCE

## LAVENDER YOUTH RECREATION AND INFORMATION CENTER

Owner's Rep and Architect for LYRIC multi-phased project

San Francisco, CA  
2019-present  
under construction

uxo architects was engaged as owner's construction representative for the first phase of the renovation of an existing resource center for LGBTQQ+ youth in the Castro neighborhood. This phase included the reconstruction of an existing annex building to provide additional program space as well as the creation of a new accessible main entry and program areas. As Owner's Rep, uxo architects coordinated public bidding requirements with the San Francisco Mayor's Office of Housing and Community Development, permit filing including review by the Mayor's Office of Disability, and project cost tracking. Construction is currently underway with uxo architects overseeing all communications between contractor, architect and owner.

uxo architects is also providing full architectural services for the second phase of the project, including reconfiguration of the upper two floors, overall signage and wayfinding, and interior fixtures, furnishings, and finishes selection for the entire project. This process has involved extensive communication with program staff.



# TRAVOIS: EXPERIENCE

## DESCRIPTION OF FIRM AND LENGTH OF TIME IN BUSINESS

For the last 28 years, **Travois** has had the pleasure of working alongside many tribal communities on affordable housing and economic development projects throughout Indian Country. **Our services have ranged from up front concept development, to application preparation, equity closing, architectural design and construction monitoring, asset management and compliance services, and staff training.** Together, Travois and our partners have closed over \$907 million in investor LIHTC equity and have developed 6,100+ new and rehabilitated units.

Developing affordable housing is no easy task. Developing affordable housing in Indian Country is even harder. Tribal government, tribal politics, sovereign immunity, and limited funding are just a few of the challenges faced on a regular basis. Now, after 28 years in business, our clients have used LIHTCs to create more than \$1.2 billion of affordable homes. We also diversified into the NMTC program to offer over \$576 million in financing for over 40 economic development projects. Our clients tell us their needs and goals. We formulate and implement a strategy to help them get what they want.

We help our partners meet their goals: to create homes and successful communities. Our staff is there every step of the way, to explain the process and program requirements, and bring clarity out of the complexity.

We know what it takes to develop a successful project, seek the ancillary grants and financing required to make that project work, close with LIHTC investors and implement an asset management and compliance plan. **No single LIHTC development consultant can claim our breadth of experience, our length of track record or the size of our portfolio in Indian Country.**



816.994.8970 | [INFO@TRAVOIS.COM](mailto:INFO@TRAVOIS.COM)



[WWW.TRAVOIS.COM](http://WWW.TRAVOIS.COM) | 1



# TRAVOIS: EXPERIENCE

## LIHTC & SUPPLEMENTAL FUNDING EXPERIENCE

Travois' primary focus for the last 28 years has been developing affordable housing in Indian Country. During that time we have successfully prepared, received allocations for, and closed over 210 tribal LIHTC projects across 22 states. **Additionally we have successful submitted applications for Indian Community Development Block Grants (ICDBG), Capital Magnet Fund (CMF) grants through the CDFI Fund of the U.S. Treasury, and Affordable Housing Program (AHP) grants through the Federal Home Loan Bank (FHLB). Our CMF total to-date is \$6 million and AHP total is over \$37 million across 83 projects.**

### LIHTC Projects:

- Alaska: 1 project
- Arizona: 41 projects
- California: 12 projects
- Idaho: 3 projects
- Kansas: 4 projects
- Maine: 2 projects
- Michigan: 1 project
- Minnesota: 30 projects
- Mississippi: 1 project
- Montana: 17 projects
- Nebraska: 1 project
- New Mexico: 8 projects
- Nevada: 1 project
- North Dakota: 25 projects
- Oklahoma: 3 projects
- Oregon: 2 projects
- South Dakota, 19 projects
- Texas: 1 project
- Utah: 1 project
- Washington: 19 projects
- Wisconsin: 20 projects
- Wyoming: 4 projects

### AHP Projects:

- Alaska: 2 projects
- Arizona: 12 projects
- Kansas: 3 projects
- Maine: 4 projects
- Minnesota: 14 projects
- Montana: 5 projects
- Nebraska: 1 project
- New Mexico: 3 projects
- North Carolina: 1 project
- North Dakota: 9 projects
- Oklahoma: 1 project
- Oregon: 1 project
- South Dakota: 5 projects
- Texas: 1 project
- Utah: 1 project
- Washington: 10 projects
- Wisconsin: 8 projects
- Wyoming: 2 projects


### CMF Grants:

- Tohono O'odham: \$975,000 (2021)
- Tohono O'odham: \$1,250,000 (2020)
- White Mountain: \$800,000 (2020)
- White Mountain: \$562,660 (2018)
- Tohono O'odham: \$900,000 (2017)
- Red Lake: \$800,000 (2016)
- San Carlos: \$1,000,000 (2010)

**\$907**  
MILLION

Amount of investor equity raised for over **210 Low Income Housing Tax Credit** projects in 22 states

**6,152**  
homes built or rehabilitated

 = 500 homes



**AHP**

AFFORDABLE HOUSING PROGRAM (AHP) GRANTS RAISED FOR PROJECTS:

**\$37,220,472**

**CMF**

CAPITAL MAGNET FUND (CMF) GRANTS RAISED FOR PROJECTS:

**\$6,287,660**

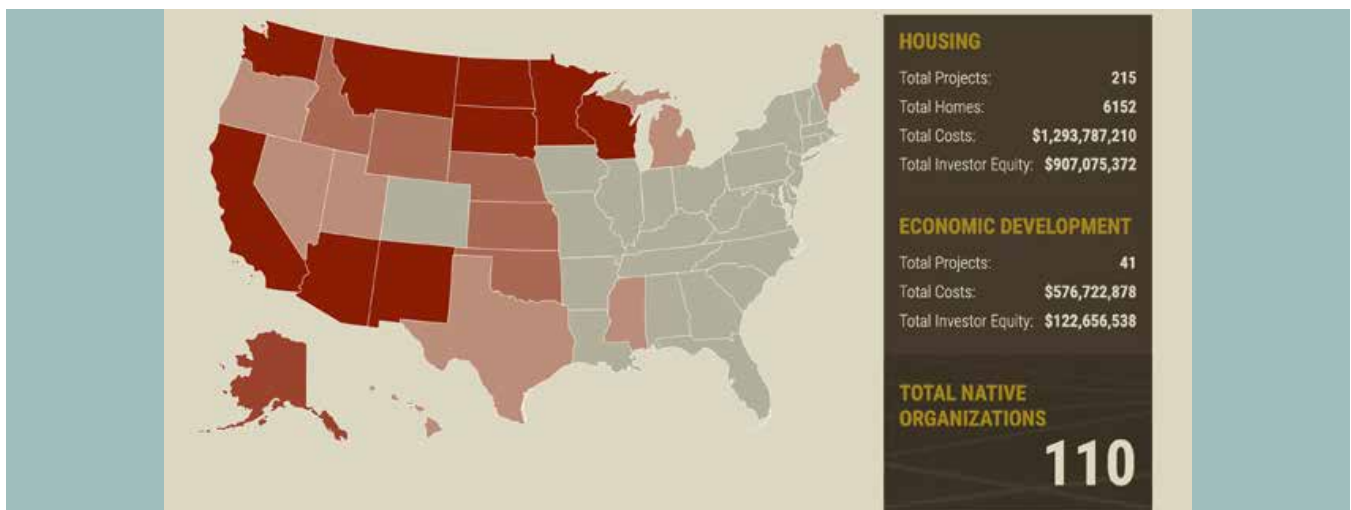
# TRAVOIS: EXPERIENCE

## RECENT PROJECTS (WITHIN THE LAST 12 MONTHS)

In the last 12 months, Travois has worked on LIHTCs with the following Tribes and TDHEs:

- **Warm Springs Housing Authority**, Oregon (awarded 2020 credits, investor closing 2022)
- **Mille Lacs Corporate Ventures**, Minnesota (awarded 2021 credits, investor closing 2022)
- **Knik Tribe**, Alaska (awarded 2021 credits, investor closing 2022)
- **Tohono O’odham Ki:Ki Association**, Arizona (awarded 2021 credits, investor closing 2022)
- **Turtle Mountain Housing Authority**, North Dakota (awarded 2022 credits, investor closing 2022)
- **Laguna Housing Development**, New Mexico (awarded 2022 credits, investor closing 2022)
- **Dry Creek Rancheria**, California (awarded 2022 credits, investor closing 2022)
- **Little Traverse Bay Bands of Odawa Indians/OEDMI**, Michigan (awarded 2021 credits, pending closing)
- **Lac du Flambeau CHA (rehab)**, Wisconsin (awarded 2022 credits, pending closing)
- **Lac du Flambeau CHA (new)**, Wisconsin (awarded 2022 credits, pending closing)
- **Pascua Yaqui Tribe**, Arizona (awarded 2022 credits, pending closing)
- **Washoe Housing Authority**, Nevada (awarded 2022 credits, pending closing)
- **Red Lake Reservation Housing Authority**, Minnesota (awarded 2023 credits, pending closing)
- **Hoopa Valley Housing Authority**, California (application stage, 2023 application)
- **Yurok Indian Housing Authority**, California (application stage, 2023 application)
- **Yavapai-Apache Nation Tribal Housing**, Arizona (application stage, 2023 application)
- **Pascua Yaqui Tribe**, Arizona (application stage, 2023 application)
- **Confederated Tribes of the Colville Reservation**, Washington (application stage, 2024 application)
- **Red Lake Reservation Housing Authority**, Minnesota (application stage, 2024 application)

“YOU GET THE BENEFIT OF OUR 28 YEARS AND MORE THAN \$1.8 BILLION IN EXPERIENCE ACROSS INDIAN COUNTRY.”



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# TRAVOIS: EXPERIENCE

## COMPLIANCE & ASSET MANAGEMENT

**Travois Asset Management** was formed in 2003 to assist clients with the compliance and management of their LIHTC projects. Our team provides on-site training and on call support to help you meet all tax credit requirements. We are leaders in the field with a combined experience of more than 90 years in the LIHTC and property management industries. We monitor 4,400+ tax credit homes nationwide to safeguard our client's investments. Investors and state agencies are looking beyond the closing and evaluating you based on your long-term plan.

**Our asset management staff, which consists of 11 full-time certified professionals, conducts hundreds of on-site inspections annually reviewing over 5,000 unique tenant files a year!** We understand the sovereignty of tribal nations, tribal governance, Indian housing laws, policies and NAHASDA, and along with NAIHC jointly created the NAHASDA & Tax Credit Compliance Professional Certification (NTCCP) to create an ongoing training program recognized by many state allocating agencies.

Client	State	Projects
Aha Macav	AZ	2
Bad River Housing Authority	WI	2
Blackfeet Housing	MT	6
DNDC (Sisseton Wahpeton)	SD/ND	2
Dry Creek Rancheria Band of Pomo Indians	CA	1
Fort Belknap Housing Authority	MT	2
Fort Peck Housing Authority	MT	2
Ft. Berthold Housing Authority	ND	3
Hopi Tribal Housing Authority	AZ	1
HA of the Seminole Nation OK	OK	1
Integrated Solutions	MT	1
Jicarilla Apache Utility Authority	NM	1
Karuk Tribal Housing Authority	CA	1
Kickapoo Housing Authority	KS	1
Knik Tribe	AK	1
Lac du Flambeau Chippewa Housing Authority	WI	2
Laguna Housing Development and Management Enterprise	NM	1
Leech Lake Reservation HA	MN	8
Little Priest Tribal College	NE	1
Menominee Indian Tribe	WI	6
Mille Lacs Corporate Ventures	MN	2
Nez Perce Housing Authority	ID	3
Northern Cheyenne Tribal HA	MT	1
North Fork Rancheria Indian HA	CA	1

Client	State	Projects
Pascua Yaqui Tribe	AZ	9
Prairie Band Potawatomi Nation	KS	3
Pueblo of Acoma Housing Authority	NM	2
Quechan Housing Authority	CA	3
Quinault Housing Authority	WA	1
Red Cliff Housing Authority	WI	6
Red Lake Reservation HA	MN	13
Salish & Kootenai HA	MT	2
Sokaogon Chippewa HA	WI	3
Spokane Indian Housing Authority	WA	2
Tohono O'odham Ki:Ki Association	AZ	5
Tolowa Dee-ni' Nation	CA	1
Tulalip Tribes	WA	3
Turtle Mountain Housing Authority	ND	9
Utah Paiute Housing Authority	UT	1
Warm Springs Housing Authority	OR	2
Washoe Housing Authority	CA/NV	2
White Earth Reservation Housing Authority	MN	4
White Mountain Apache HA	AZ	10
Yakama Nation Housing Authority	WA	7
Yavapai Apache Nation Tribal Housing	AZ	7
Ysleta Del Sur Pueblo	TX	1
Yurok Indian Housing Authority	CA	3



# 3. UNDERSTANDING AND CONCEPTUAL SITE PLANS



# PROJECT UNDERSTANDING

## DEVELOPMENT CONTEXT

The Wiyot Tribe is pleased to offer the following development proposals for the city-owned sites at 5th and D (Site 4) and 6th and L (Site 5), which follow in a legacy of Wiyot Tribe initiatives to return indigenous land and restore balance to the region by returning Wiyot people to their ancestral home. The name Jaroujiji' – a Wiyot settlement in what is now the City of Eureka- can be translated as “where you sit and rest.” The selected development sites are located on what was once a rich network of shoreline, wetlands and waterways. Wiyot people navigated these landscapes in reciprocal relationship with the plants, animals, air, water, and earth. Jaroujiji' was a key settlement site in proximity to the sacred site of Tuluwat- the physical and spiritual center of the Wiyot universe. The City of Eureka made history with the return of Tuluwat to the Wiyot Tribe, who have since undertaken significant environmental remediation and restored cultural practices on the island.

Wiyot people cannot continue to restore balance to this region if they cannot afford to live here. In recent years there has been an exodus of Wiyot people from their ancestral territory as home prices continue to rise. Now, only 34% of Wiyot tribal members live in their ancestral territory, with 20% of those living in the Eel River Valley and only 7% living in Jaroujiji', or Eureka. The Wiyot Tribal Council has prioritized the creation of affordable housing for elders and young families who may benefit the most from proximity to the services and jobs of the region's urban centers. The following development proposals offer 93 units of affordable housing for very low income, low income, and moderate households, with a focus on dedicated housing for elders and intergenerational families. Of these, 51 units, or 55%, will be restricted to very low and low income households. Including units designated for moderate income households, 63 units or 68% will be affordable to households making 60% or less of AMI. According to the 2019 ACS, the median income of American Indian/Alaskan Natives in Humboldt County was 63% of the County median.

While Wiyot Tribal members and other indigenous communities will be prioritized for new housing units, the Wiyot Tribe views these projects as an opportunity to improve the urban- and natural- environment for the entire community. Since 2022, the Tribe's Dishgamu Humboldt Community Land Trust has actively engaged local communities in conversations around resilient and sustainable housing development. Surveys conducted at community tabling events throughout the region- including three events in Downtown Eureka- showed strong support for the development of mid-rise multifamily housing in this area. Participants noted priorities for affordability, energy efficiency, walkability, and community features in new housing. If selected to develop these sites, the Wiyot Tribe is committed to conducting extensive community engagement with both neighborhood stakeholders as well as tribal members to ensure that new developments enhance the immediate environment while responding to resident needs.

As our region is faced with mounting environmental threats due to sea level rise, wildfire, and seismic activity, the Wiyot Tribe is committed to increasing community resilience through the construction of new housing. Development proposals include opportunities to provide enhanced resilience and sustainability features such as on-site energy generation and storage, community gathering spaces,

and renewable building materials at both project sites. As the managing Tribal Component Unit for these projects, Dishgamu Humboldt is tasked with bringing their mission of “putting land in trust for the purposes of affordable housing creation, workforce development, and environmental and cultural restoration” to bear throughout the development process. This means incorporating deep green building practices, permanent and responsive affordability, and workforce training opportunities from design to construction to occupation. Through partnerships with local contractors and trade organizations, these projects offer opportunities to create high-skilled jobs and push for higher standards of sustainable construction practices throughout the region.

The following development proposals reflect priorities set through an extensive strategic planning and community engagement process, grounded in the place-based, intergenerational knowledge of the Wiyot Tribe. If selected, we look forward to working with the City of Eureka and local stakeholders to further refine these proposals.

<b>COMBINED UNIT MIX SUMMARY</b>						
	INCOME RESTRICTED UNITS					
UNIT TYPE	VLI (30-50% AMI)	LI (50-80% AMI)	VLI+LI %	MI (80-120% AMI)	TOTAL COUNT	TOTAL %
4-BED	1	1	4%	3	5	5%
3-BED	2	1	6%	3	6	6%
2-BED	7	6	25%	11	24	26%
1-BED	12	9	41%	13	34	37%
STUDIO	8	4	24%	12	24	26%
TOTAL COUNT	30	21	100%	42	93	100%
<b>TOTAL %</b>	<b>32%</b>	<b>23%</b>	<b>55%</b>	<b>45%</b>	<b>100%</b>	
UNITS AFFORDABLE TO HOUSEHOLDS MAKING 60% OR LESS OF AMI (40% MIN)*						
					63	68%
UNITS AFFORDABLE TO HOUSEHOLDS MAKING 50% OR LESS OF AMI (20% MIN)*						
					30	32%

\*as determined by HCD MHP 2022 income and rent limit table. The Wiyot Tribe is committed to offering deeper levels of affordability to each income category as compared to state determined maximum allowable rents.

# SITE 4: 5TH AND D STREETS

## PROJECT SUMMARY

The development at 5th and D Streets is intended to serve multigenerational and young families, including university students. The site provides walkable access to the Northcoast Food Co-op, Old Town, and regional transit connections to Arcata, CalPoly Humboldt, and College of the Redwoods. Alongside 41 units (skewed towards larger, multi-bedroom units), the development will include an on-site daycare center that will either be operated by the Wiyot Tribe or leased to a third-party childcare provider. The daycare center will accommodate approximately 40 children and may serve a combination of residents and non-residents. Its location along a key commuter corridor makes it an accessible location for greatly needed childcare services. The project includes significant resident amenity spaces which may also be rented out for community use, including a rooftop garden and deck with community room. Ground floor parking off the alley can accommodate up to eight spaces for an electric car-share fleet accessible for resident use.

The building massing was developed to maximize exposure for natural daylighting and rooftop Solar PV, while creating a sheltered common courtyard providing residents a respite from the busy 101 corridor. The taller building mass affords residents views of the Bay and Tuluwat Island. The stepped building mass modulates the building’s bulk as viewed from 5th St, where the 4-story frontage is further articulated by ground floor daycare use and opportunities for public art. A consolidated entry court on D St. provides a safe and secure space for daycare drop off and resident entry, where continuous ‘eyes on the street’ will improve public safety. See pages S4.A00-A06 for summary tables and conceptual plans.

UNIT MIX SUMMARY						
UNIT TYPE	INCOME LEVEL				TOTAL COUNT	TOTAL %
	VLI (30-50% AMI)	LI (50-80% AMI)	VLI+LI %	MI (80-120% AMI)		
4-BED	1	1	8%	3	5	12%
3-BED	2	1	12%	3	6	15%
2-BED	5	4	36%	7	16	39%
1-BED	7	4	44%	3	14	34%
TOTAL COUNT	15	10	100%	16	41	100%
TOTAL %	37%	24%	61%	39%	100%	

# SITE 4: 5TH AND D STREETS

## ENVIRONMENTAL IMPACTS

The Wiyot Tribe understands the sacred interconnectedness between people and place. The Tribe intends for all new development projects to have a net positive impact on the environment- both locally and regionally. The project will utilize sustainable construction practices and be all-electric to reduce both embodied and operational carbon emissions over the life cycle of the building. On-site landscaping, including a green roof, will contribute to sustainable stormwater management and improve local air quality. The inclusion of an electric vehicle car share fleet and ample bike parking on site will reduce demand for private automobiles and help minimize impacts on local traffic congestion and air pollution. Residents will be further encouraged to walk and take public transportation through streetscape improvements as well as free bus vouchers. The proposed daycare center will provide a critical service to residents as well as the local community. Residents will be within walking distance to Old Town and other Eureka business districts, providing economic and social benefits to the neighborhood while not increasing the demand for parking.

## CONTINGENCIES

If awarded the option to develop City-Owned Site 4, the Wiyot Tribe will enter negotiations with the City of Eureka to determine the terms and conditions of site acquisition, including final development characteristics. The following section describes contingencies or currently unknown conditions that may require changes to the current development proposal, including changes to total unit counts, affordability targets, and project schedule.

Per the 1854 Fill Map, the site is on the boundary of a former gulch. Further geotechnical surveys will be needed to determine the extent of soil improvements and foundations required, which may add significant cost to the project or impact the proposed building height and mass. Further study of local utility capacities is also required to determine the extent of any required infrastructure improvements which may add time and cost to the project. Existing (assumed) high voltage lines along the alleyway must be studied for undergrounding potential, otherwise the building massing may need to shift to provide adequate clearances. This project is proposed to be funded through competitive state and federal grants and financing. While our team will work to ensure that final development proposals are competitive according to program criteria, our proposed development timeline is subject to funding awards and thus subject to change. The availability of local contractors may also impact the proposed project schedule. The Wiyot Tribe has close working relationships with local trade organizations and contractors, including Pacific Builders, and is committed to co-developing workforce training programs to address local labor shortages.



# SITE 5: 6TH AND L STREETS

## PROJECT SUMMARY

The development at 6th and L Streets is intended to serve independent elders who seek smaller units, community amenities, and proximity to community services and transit. While the unit mix ratio of the proposed project does not meet the City’s desired ratio on its own, when considered alongside the Site 4 proposal the projects together would deliver 93 units with 12% 3-beds and above, 26% 2-beds, and 62% 1-beds/studios. The proposed unit mix on Site 5 is required to qualify for proposed funding set-asides and serve the needs of elders. In addition to 52 apartment units, the development includes a ground floor community dining hall with commercial kitchen which will provide regular meal service to residents and be available for community functions. This program will augment and expand the Wiyot Tribe’s existing elder meals program, which has served countless native and non-native elders for over 15 years. The current program is based at the Wiyot Tribe Reservation and serves a 25 mile radius. The proposed community dining facility will allow the Tribe to expand the radius of this program as well as serving residents directly.

The ground floor will also accommodate 20 City parking spaces in a separate garage accessed from the alley, with an accessible route from ADA spaces to the sidewalk. A resident loading area with an accessible van parking space will allow for short-term resident and visitor parking as well as mobility van service pick-ups. Additionally, two street parking spaces are proposed as short-term pick up and drop zones. A commercial loading area off the alley will provide for deliveries to the commercial kitchen as well as waste collection. Residents will have access to a ground floor lounge and mail room as well as the dining area when not in use. Resident open space is provided on the second floor above the City parking garage with space for a community garden. Residential corridors are designed as wide exterior patios surrounding the courtyard to encourage socialization among neighbors. The proposed 5-story building mass incorporates a cantilevered upper story, balconies, and varying roof forms evocative of traditional Wiyot village structures. See pages S5.A00-A05 for summary tables and conceptual plans.

UNIT MIX SUMMARY						
UNIT TYPE	INCOME LEVEL				TOTAL COUNT	TOTAL %
	VLI (30-50% AMI)	LI (50-80% AMI)	VLI+LI %	MI (80-120% AMI)		
2-BED	2	2	15%	4	8	15%
1-BED	5	5	38%	10	20	38%
STUDIO	8	4	46%	12	24	46%
TOTAL COUNT	15	11	100%	26	52	100%
PERCENT	29%	21%	50%	50%		

# SITE 5: 6TH AND L STREETS

## ENVIRONMENTAL IMPACTS

The project will utilize sustainable construction practices and be all-electric to reduce both embodied and operational carbon emissions over the life cycle of the building. On-site landscaping, including a green roof above the City parking garage, will contribute to sustainable stormwater management and improve local air quality. The inclusion of ample bike parking on site will reduce demand for private automobiles and help minimize impacts on local traffic congestion and air pollution. Residents will be further encouraged to walk and take public transportation through streetscape improvements, including improvements to the adjacent local bus stop, and free bus vouchers. The proposed community dining hall will provide a critical service to residents as well as the local community. The proposed building massing has been optimized to increase solar gain for daylight, courtyard gardening, and rooftop Solar PV, while avoiding units that overlook the neighboring City Hall Building.

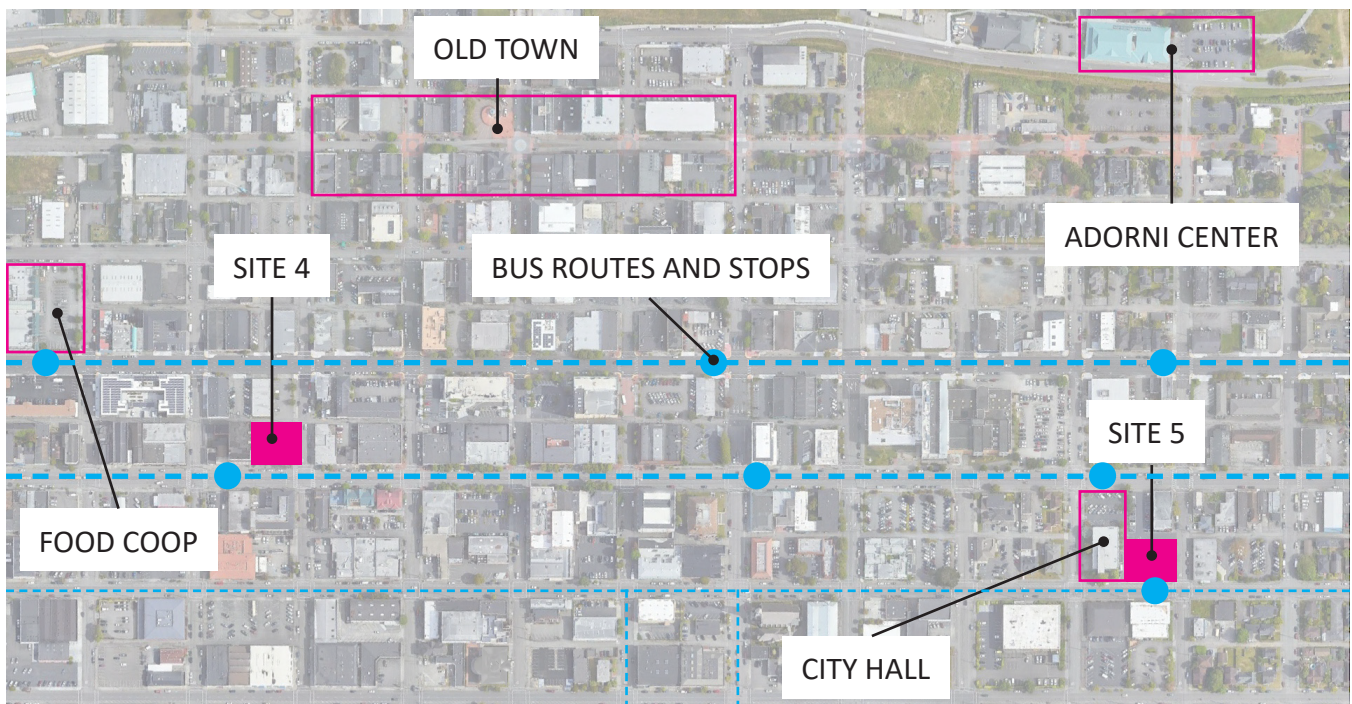
## CONTINGENCIES

If awarded the option to develop City-Owned Site 5, the Wiyot Tribe will enter negotiations with the City of Eureka to determine the terms and conditions of site acquisition, including final development characteristics. The following section describes contingencies or currently unknown conditions that may require changes to the current development proposal, including changes to total unit counts, affordability targets, and project schedule.

Further negotiation will be required to determine the operating agreement and maintenance responsibilities for the City-dedicated parking garage, which could affect the development pro-forma. Per the 1854 Fill Map, the site is on the boundary of a former gulch. Further geotechnical surveys will be needed to determine the extent of soil improvements and foundations required, which may add significant cost to the project or impact the proposed building height and mass. Further studies of local utility capacities are also required to determine the extent of any infrastructure improvements which may add time and cost to the project. Existing (assumed) electrical lines along the alleyway must be studied for undergrounding or relocation potential, otherwise the building massing may need to shift to provide adequate clearances. This project is proposed to be funded through competitive state and federal grants and financing. While our team will work to ensure that final development proposals are competitive according to program criteria, our proposed development timeline is subject to funding awards and thus subject to change. The availability of local contractors may also impact the proposed project schedule. The Wiyot Tribe has close working relationships with local trade organizations and contractors, including Pacific Builders, and is committed to co-developing workforce training programs to address local labor shortages.

# SUMMARY TABLES AND CONCEPTUAL PLANS

## SITE CONTEXT MAP



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# SHEET INDEX

S4.A00	PROJECT SUMMARY
S4.A01	SITE LANDSCAPE AND CIRCULATION PLAN
S4.A02	UTILITIES AND GRADING PLAN
S4.A03	FIRST FLOOR PLAN
S4.A04	SECOND FLOOR PLAN
S4.A05	FIFTH FLOOR PLAN
S4.A06	EXTERIOR ELEVATIONS

# SITE INFORMATION

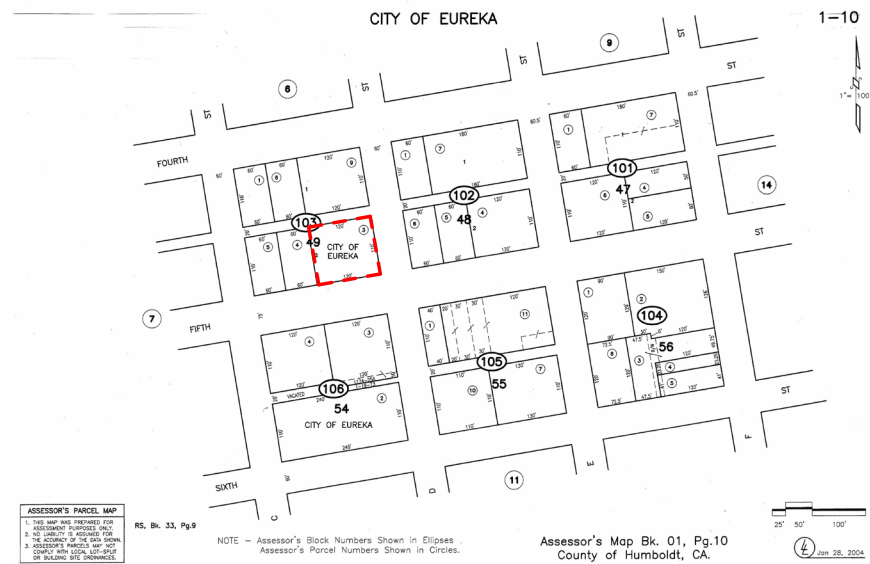
ADDRESS: 5TH AND D ST, EUREKA, CA

APN: 001-103-003

ACRES: .3

SF:13200

# SITE VICINITY - NTS



PROPOSED BUILDING AREAS (GROSS SF)				
PROPOSED OCCUPANCIES				
FLOOR	E	R-2	S-2	TOTAL
1ST	2611	1991	4593	9195
2ND		9481	67	9548
3RD		9481	67	9548
4TH		9481	67	9548
5TH		7333	67	7400
6TH		6217	67	6284
<b>TOTAL</b>	<b>2611</b>	<b>43984</b>	<b>4928</b>	<b>51523</b>

BUILDING INFORMATION	
PROPOSED BUILDING HEIGHT	73'-0"
PROPOSED BUILDING STORIES	6
PROPOSED BUILDING AREA	51523 SF
PROPOSED FAR	3.9

BUILDING PROGRAM	
RESIDENTIAL UNITS (#)	41
RESIDENTIAL OPEN SPACE (SF)	3896
GROUND FLOOR	2243
5TH FLOOR	1653
RESIDENTIAL COMMON AREAS (SF)	1693
GROUND FLOOR	1331
5TH FLOOR COMMON ROOM	362
DAYCARE AREA (SF)	4120
INTERIOR	2611
PLAYGROUND (EXTERIOR)	1509
PARKING SPACES (#)	8
RESIDENT - ADA	1
RESIDENT - EV SHARE	3
RESIDENT	4
BIKE PARKING SPACES (#)	
LONG TERM	24
SHORT TERM	12

BUILDING TYPE ANALYSIS			
BUILDING TYPE IIIA	CBC t504.3	CBC t504.4	CBC t506.2
Occupancy	Allowable Building Height (ft)	Allowable Stories	Allowable Area (sf)
E	85	4	70,500
R-2	95*	6*	72,000
S-2	85	5**	117,000

\*increased per CBC 510.5

\*\*S-2 occupancies are accessory to R-2 occupancies at upper floors

UNIT MIX SUMMARY						
UNIT TYPE	INCOME LEVEL				TOTAL COUNT	TOTAL %
	VLI (30-50% AMI)	LI (50-80% AMI)	VLI+LI %	MI (80-120% AMI)		
4-BED	1	1	8%	3	5	12%
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REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 4: 5TH AND D

Eureka, CA

Dishgamu Humboldt Community Land Trust  
1000 Wiyot Drive  
Loleta, CA 95551  
707-733-5055



UXO architects

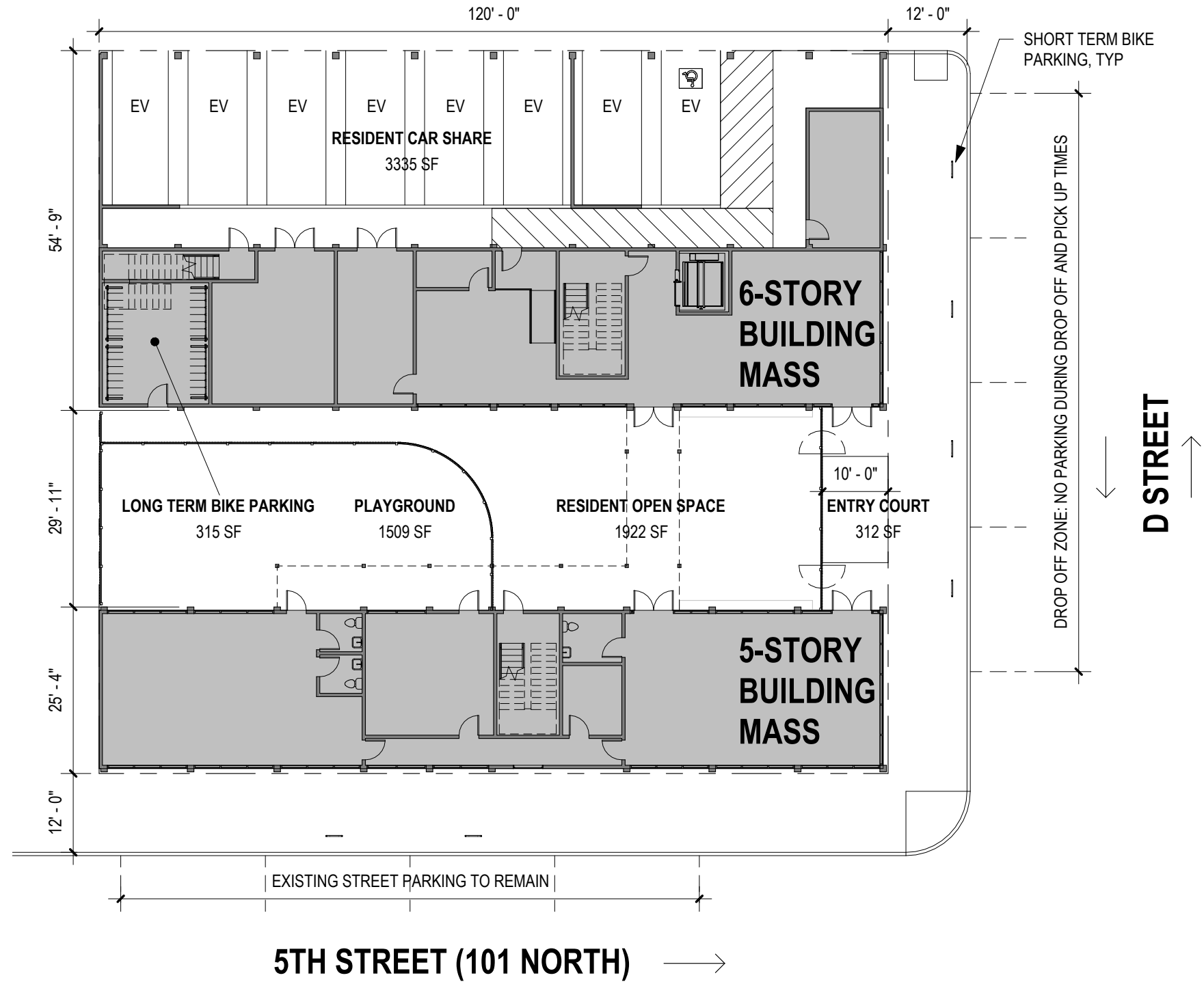
uxo architects  
122 13th St  
Arcata, CA 95521  
510-463-4938  
info@uxouxouxo.com

# PROJECT SUMMARY

# S4.A00

Drawing Scale:

**20' ALLEY (CHARLIE MOON WAY)**

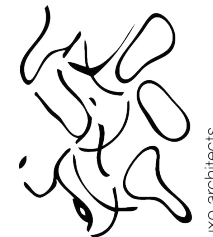


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

**SITE 4: 5TH AND D**

Eureka, CA

Dishgamu Humboldt  
Community Land Trust  
1000 Wiyot Drive  
Loleta, CA 95551  
707-733-5055



uxo architects

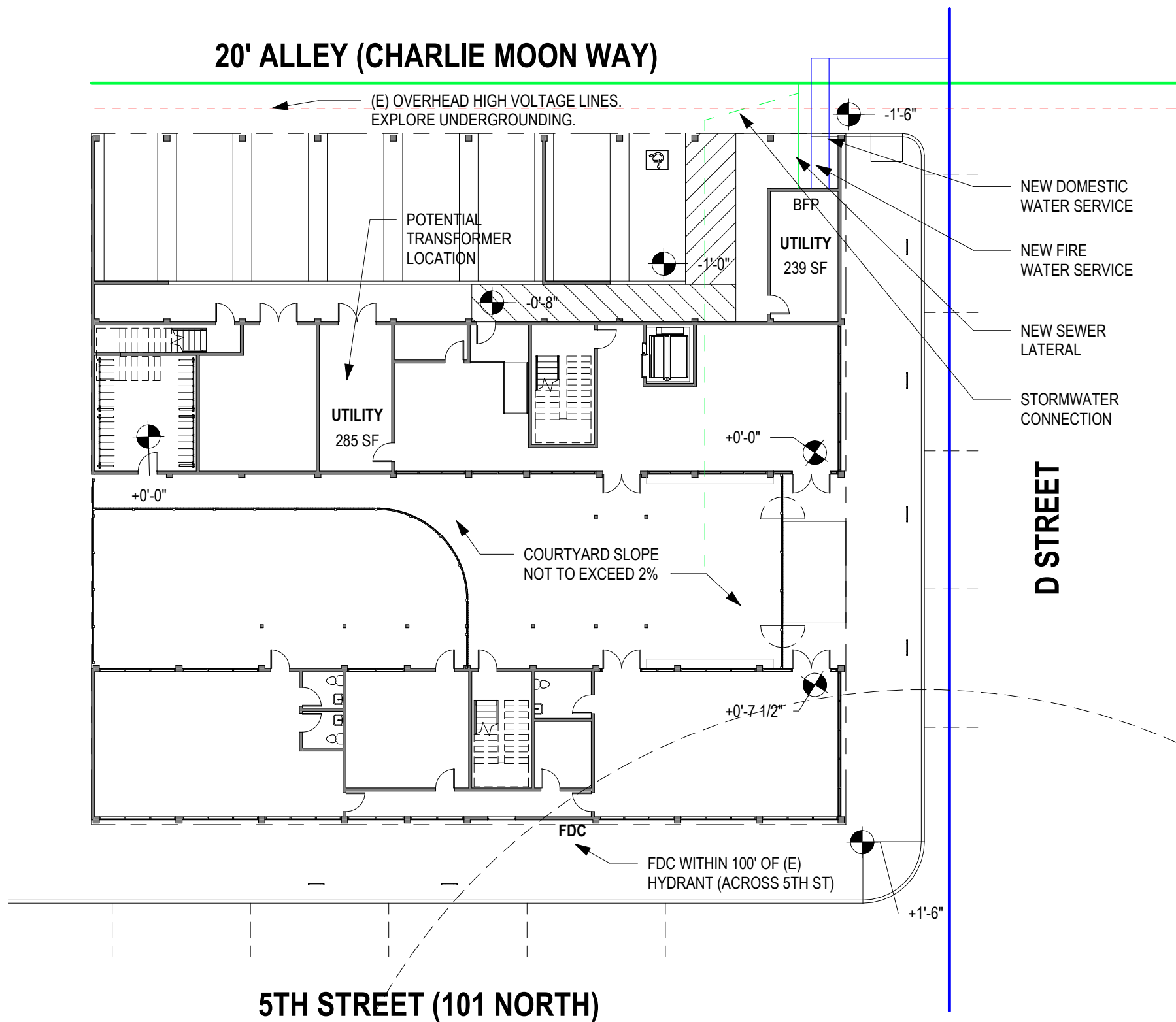
uxo architects  
122 13th St  
Arcata, CA 95521  
510-463-4938  
info@uxouxouxo.com

**SITE LANDSCAPE AND CIRCULATION PLAN**

**S4.A01**

Drawing Scale: 1" = 20'-0"

**20' ALLEY (CHARLIE MOON WAY)**

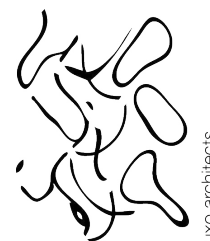


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

**SITE 4: 5TH AND D**

Eureka, CA

Dishgamu Humboldt  
Community Land Trust  
1000 Wiyot Drive  
Loleta, CA 95551  
707-733-5055



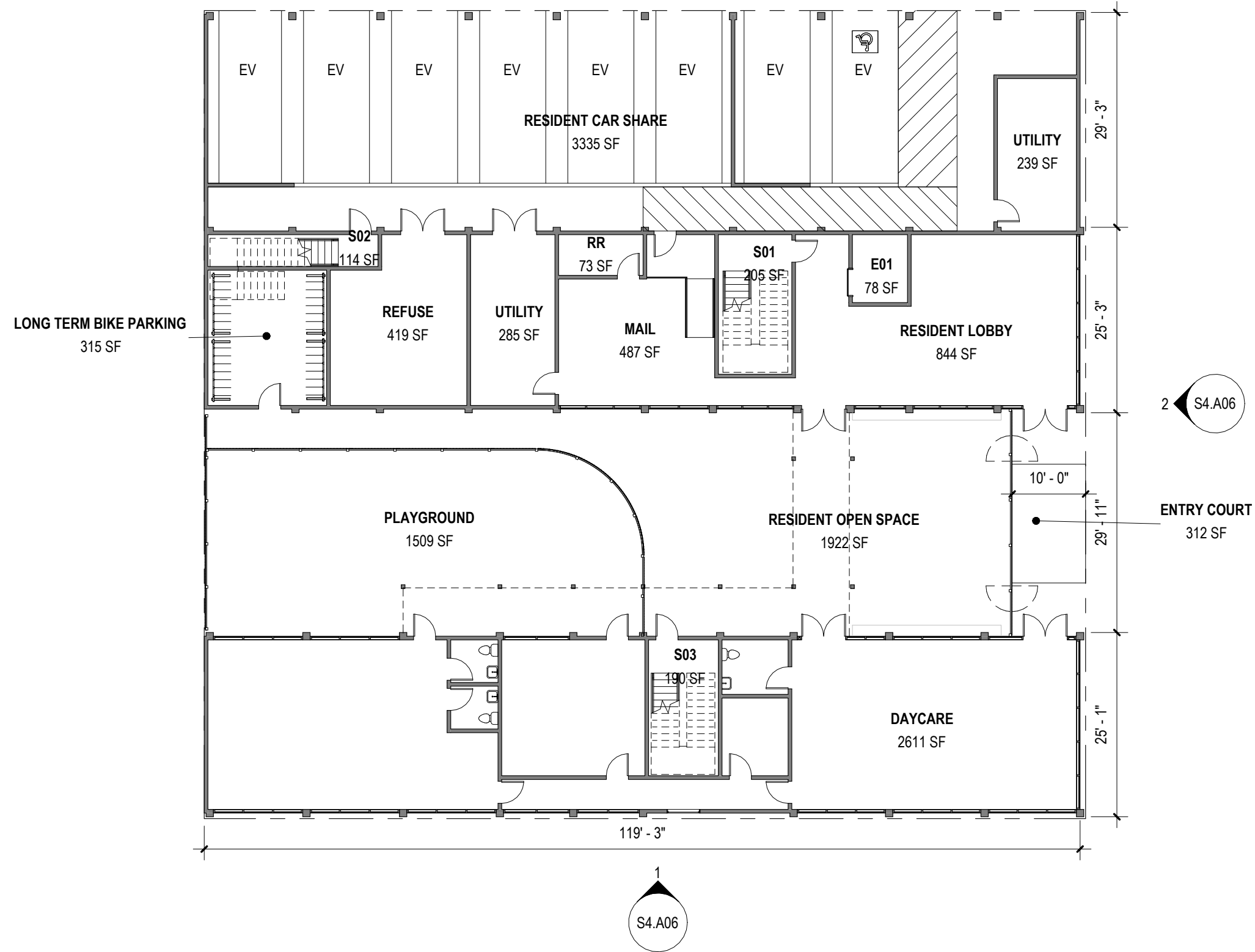
uxo architects

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122 13th St  
Arcata, CA 95521  
510-463-4938  
info@uxouxouxo.com

**UTILITIES AND GRADING PLAN**

**S4.A02**

Drawing Scale: 1" = 20'-0"

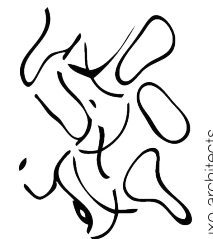


REQUEST FOR PROPOSALS: AFFORDABLE  
HOUSING ON CITY-OWNED PROPERTIES II

# SITE 4: 5TH AND D

Eureka, CA

Dishgamu Humboldt  
Community Land Trust  
1000 Wiyot Drive  
Loleta, CA 95551  
707-733-5055



uxo architects

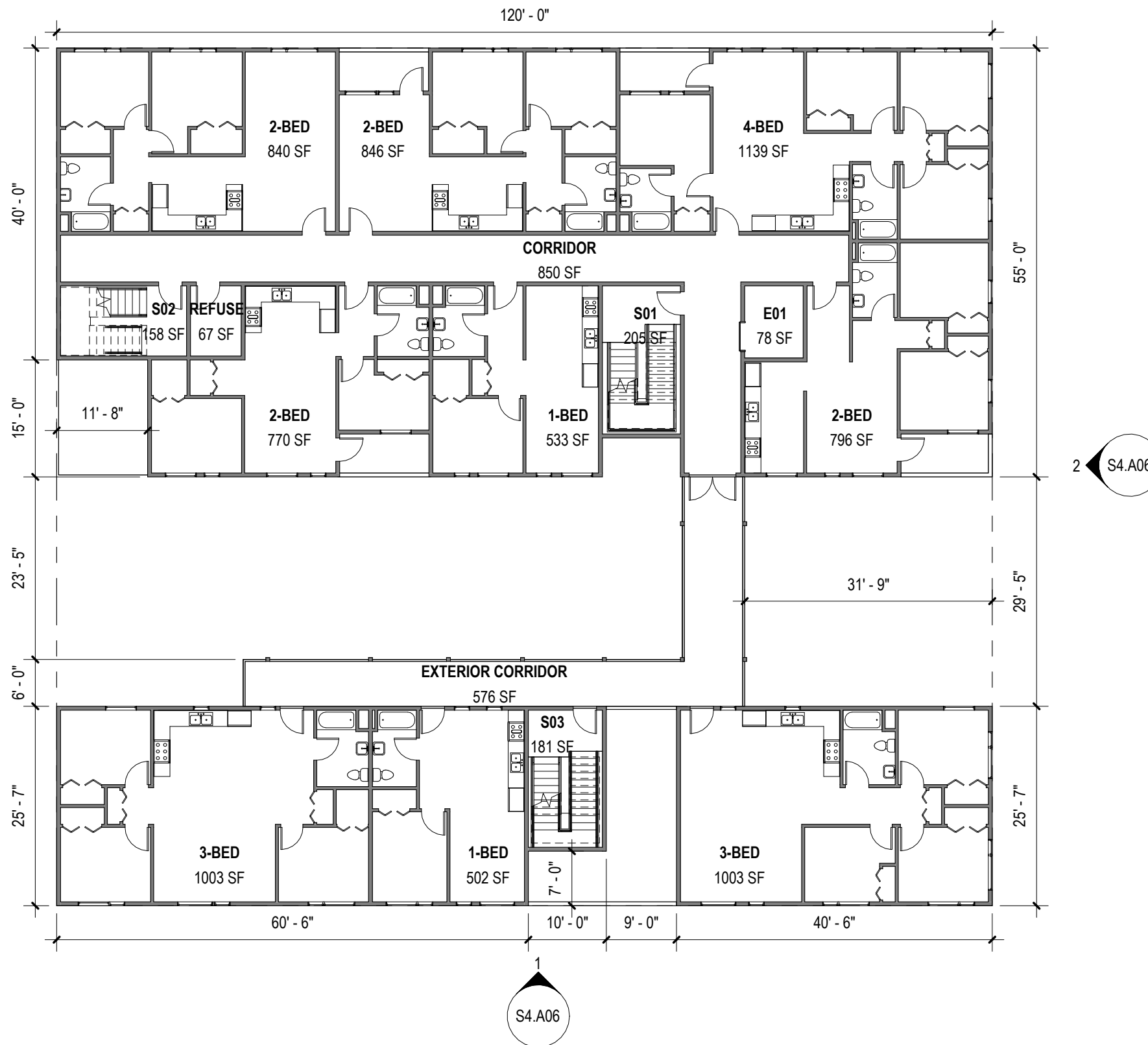
uxo architects  
122 13th St  
Arcata, CA 95521  
510-463-4938  
info@uxouxouxo.com

## FIRST FLOOR PLAN

# S4.A03

Drawing Scale: 1/16" = 1'-0"



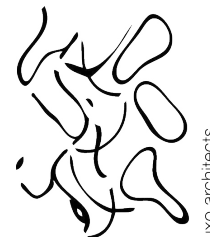


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 4: 5TH AND D

Eureka, CA

Dishgamu Humboldt  
Community Land Trust  
1000 Wiyot Drive  
Loleta, CA 95551  
707-733-5055



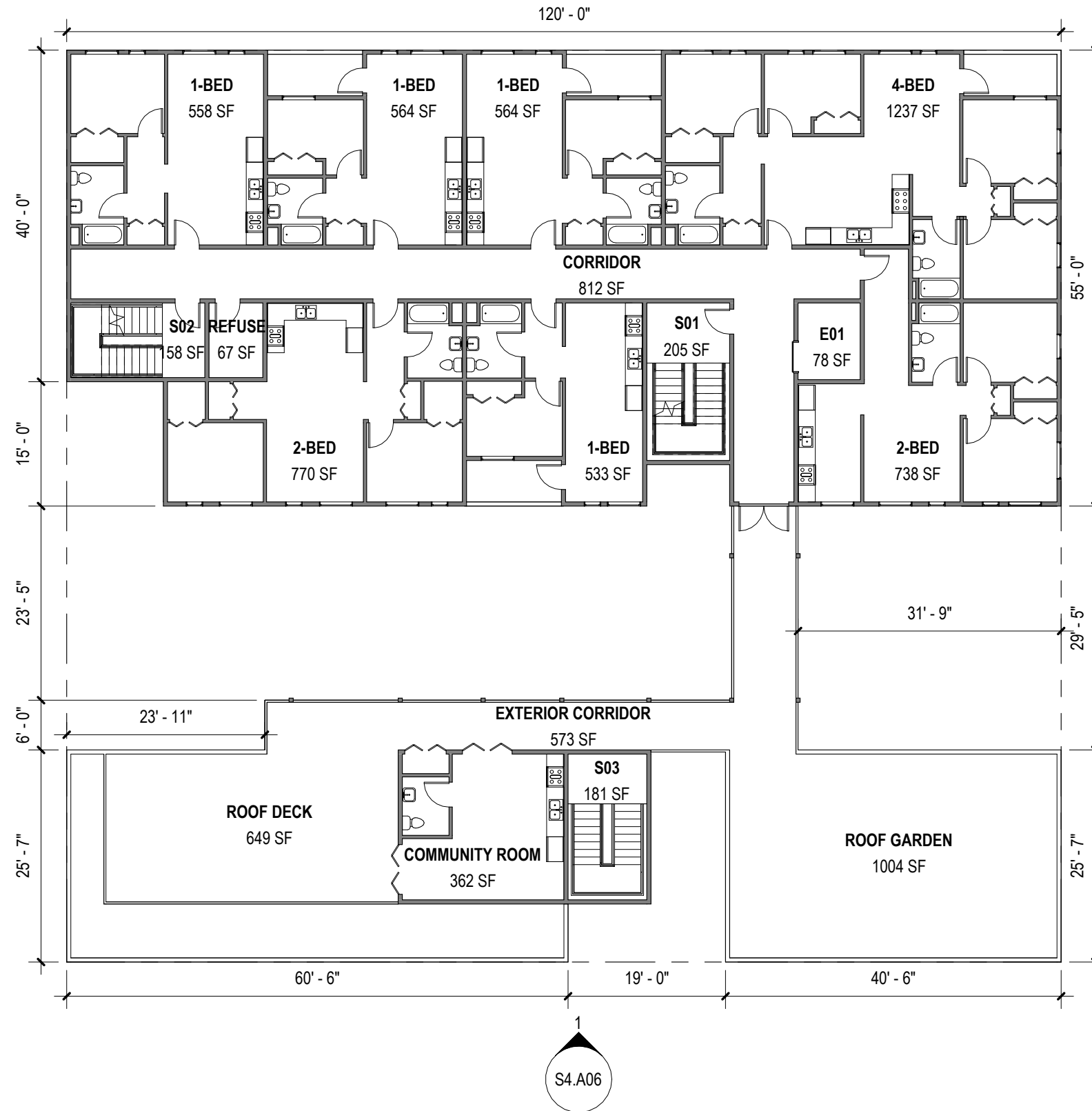
uxo architects

uxo architects  
122 13th St  
Arcata, CA 95521  
510-463-4938  
info@uxouxouxo.com

## SECOND FLOOR PLAN

# S4.A04

Drawing Scale: 1/16" = 1'-0"

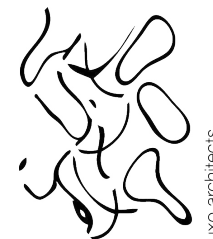


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 4: 5TH AND D

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Loleta, CA 95551  
707-733-5055



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Arcata, CA 95521  
510-463-4938  
info@uxouxouxo.com

## FIFTH FLOOR PLAN

# S4.A05

Drawing Scale: 1/16" = 1'-0"

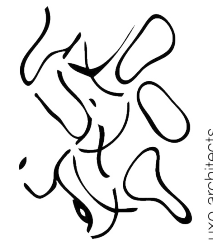


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 4: 5TH AND D

Eureka, CA

Dishgamu Humboldt  
Community Land Trust  
1000 Wiyot Drive  
Loleta, CA 95551  
707-733-5055



uxo architects

uxo architects  
122 13th St  
Arcata, CA 95521  
510-463-4938  
info@uxouxouxo.com

## EXTERIOR ELEVATIONS

# S4.A06

Drawing Scale: 1/16" = 1'-0"

# SHEET INDEX

S5.A00	PROJECT SUMMARY
S5.A01	SITE LANDSCAPE AND CIRCULATION PLAN
S5.A02	UTILITIES AND GRADING PLAN
S5.A03	FIRST FLOOR PLAN
S5.A04	SECOND FLOOR PLAN
S5.A05	EXTERIOR ELEVATIONS

# SITE INFORMATION

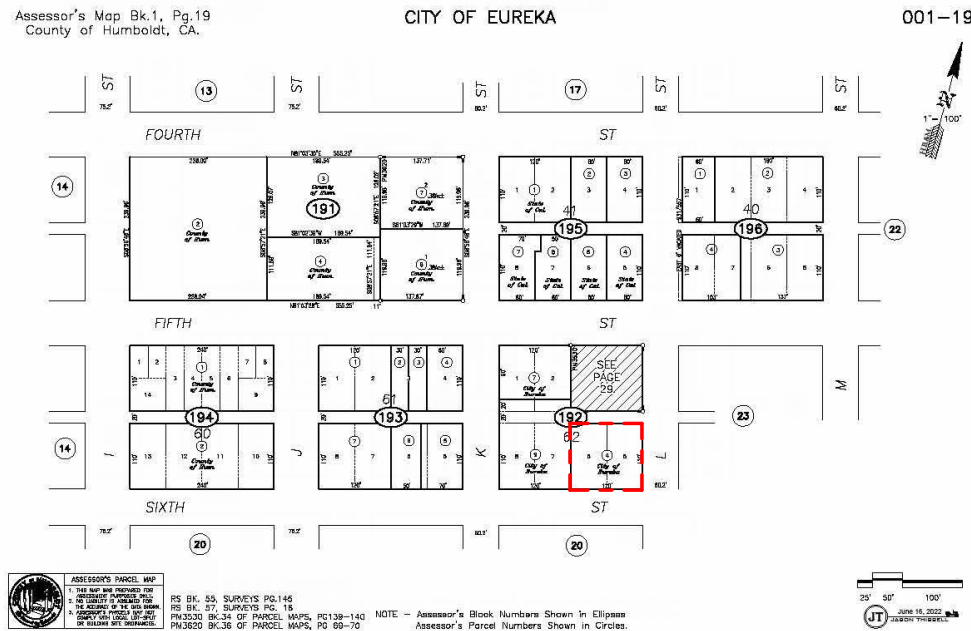
ADDRESS: 6TH AND I ST, EUREKA, CA

APN: 001-192-004

ACRES: .3

SF:13200

# SITE VICINITY - NTS



PROPOSED BUILDING AREAS (GROSS SF)				
PROPOSED OCCUPANICES				
FLOOR	A-2	R-2	S-2	TOTAL
1ST	2792	1399	7191	11382
<b>TYPE IA*</b>	<b>2792</b>	<b>1399</b>	<b>7191</b>	<b>11382</b>
2ND		8657	182	8839
3RD		8653	59	8712
4TH		8653	59	8712
5TH		8653	59	8712
<b>TYPE VA*</b>	<b>0</b>	<b>34616</b>	<b>359</b>	<b>34975</b>
<b>TOTAL</b>	<b>2792</b>	<b>36015</b>	<b>7550</b>	<b>46357</b>

\*Building to be considered as separate and distinct buildings per CBC 510.2

BUILDING INFORMATION	
PROPOSED BUILDING HEIGHT	~73'-6"
PROPOSED BUILDING STORIES	5
PROPOSED BUILDING AREA	46357 SF
PROPOSED FAR	3.5

BUILDING PROGRAM	
RESIDENTIAL UNITS (#)	52
RESIDENTIAL OPEN SPACE (SF)	3003
2ND FLOOR	3003
RESIDENTIAL COMMON AREAS (SF)	1040
GROUND FLOOR	1040
COMMUNITY DINING HALL (SF)	2740
COMMUNITY DINING	1794
COMMERCIAL KITCHEN	946
PARKING SPACES (#)	23
RESIDENT - ADA LOADING	1
RESIDENT - LOADING	1
COMMERCIAL - LOADING	1
CITY - ADA	2
CITY - EV CHARGING	2
CITY	16
BIKE PARKING SPACES (#)	
LONG TERM	24
SHORT TERM	12

BUILDING TYPE ANALYSIS			
BUILDING TYPE IA	CBC t504.3	CBC t504.4	CBC t506.2
Occupancy	Allowable Building Height (ft)	Allowable Stories	Allowable Area (sf)
A-2	UL	UL	UL
R-2	UL	UL	UL
S-2	UL	UL	UL
BUILDING TYPE VA	CBC t504.3	CBC t504.4	CBC t506.2
Occupancy	Allowable Building Height (ft)	Allowable Stories	Allowable Area (sf)
R-2	70	4	36,000
S-2	70	5	63,000

UNIT MIX SUMMARY						
UNIT TYPE	INCOME LEVEL				TOTAL COUNT	TOTAL %
	VLI (30-50% AMI)	LI (50-80% AMI)	VLI+LI %	MI (80-120% AMI)		
2-BED	2	2	15%	4	8	15%
1-BED	5	5	38%	10	20	38%
STUDIO	8	4	46%	12	24	46%
TOTAL COUNT	15	11	100%	26	52	100%
PERCENT	29%	21%	50%	50%		

REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 5: 6TH AND L

Eureka, CA

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1000 Wiyot Drive  
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707-733-5055



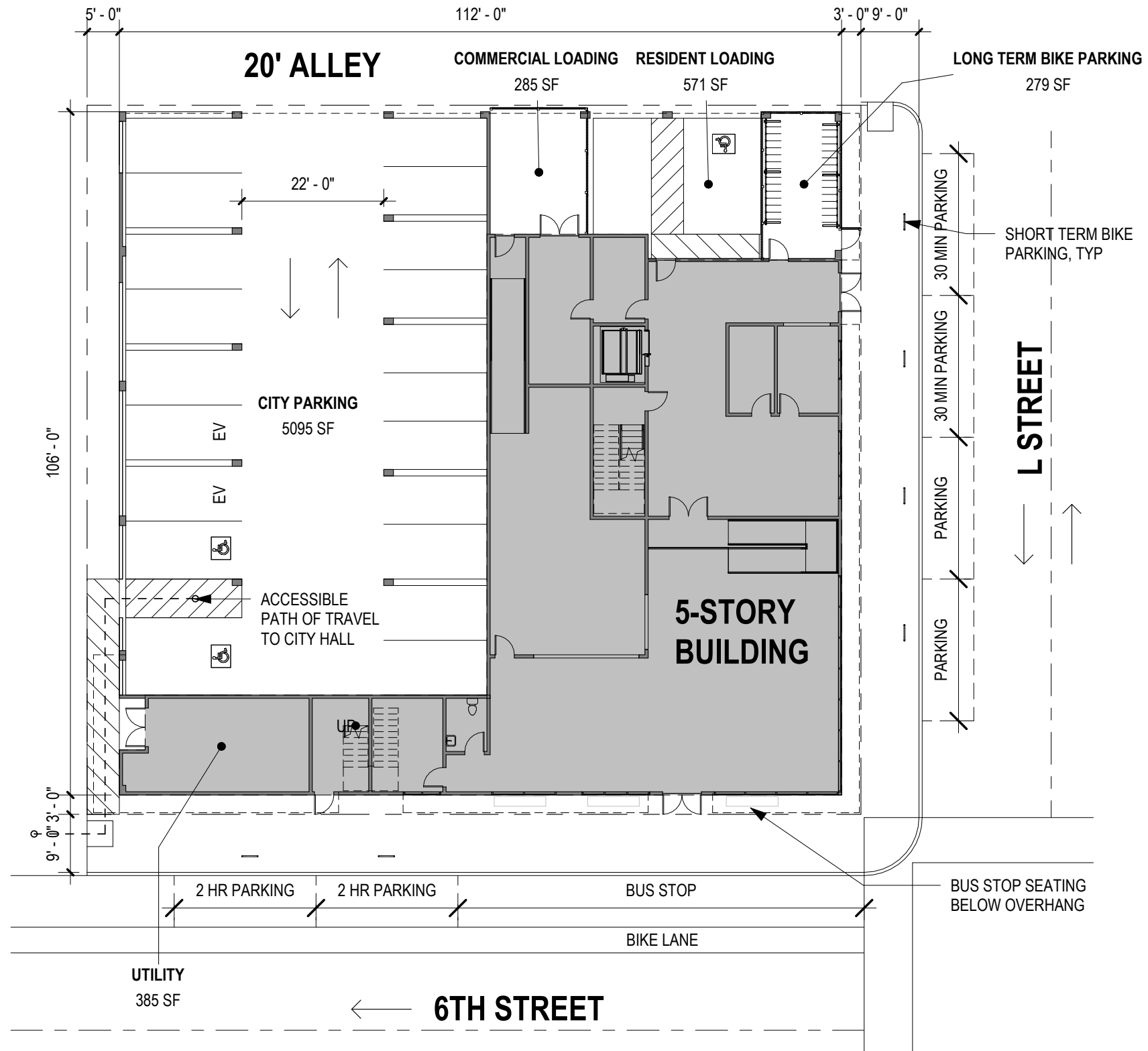
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# PROJECT SUMMARY

# S5.A00

Drawing Scale:

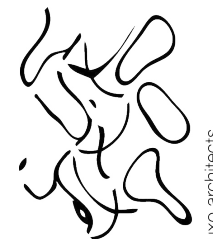


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 5: 6TH AND L

Eureka, CA

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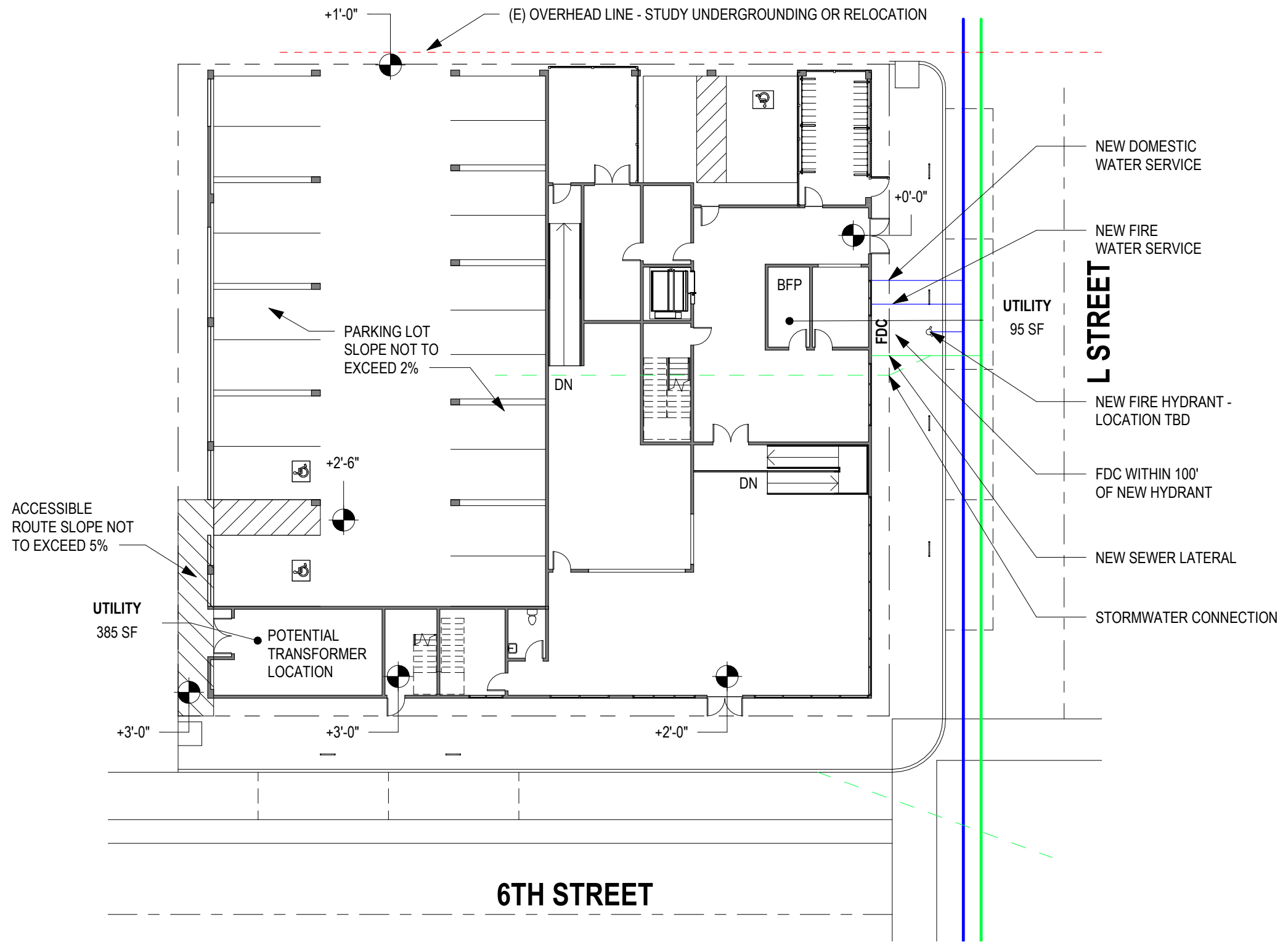
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## SITE LANDSCAPE AND CIRCULATION PLAN

# S5.A01

Drawing Scale: 1" = 20'-0"

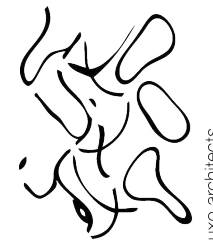


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 5: 6TH AND L

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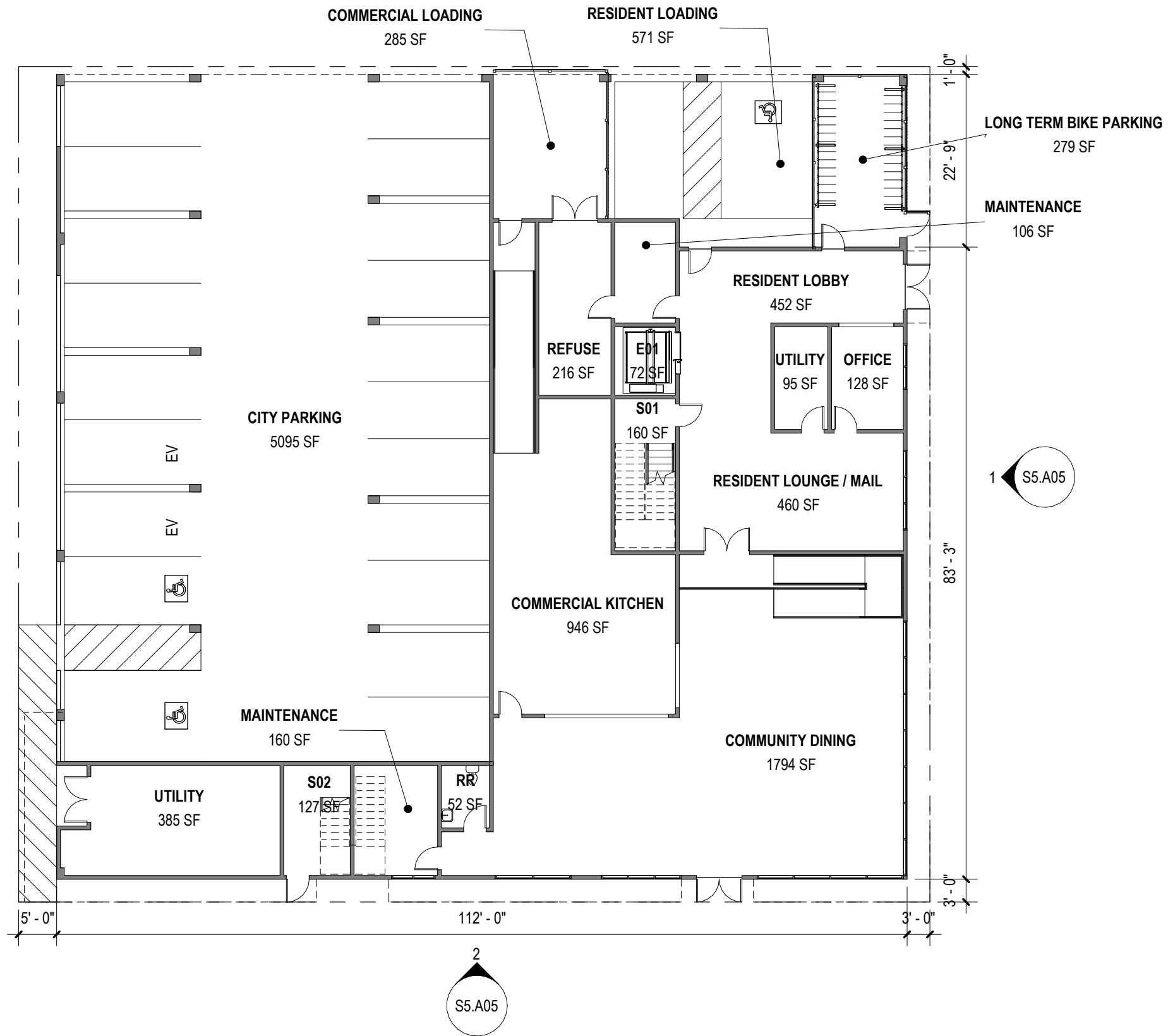
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## UTILITIES AND GRADING PLAN

# S5.A02

Drawing Scale: 1" = 20'-0"

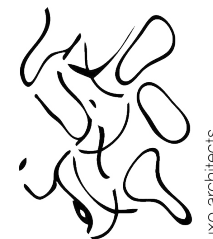


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 5: 6TH AND L

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## FIRST FLOOR PLAN

# S5.A03

Drawing Scale: 1/16" = 1'-0"



1 S5.A05

NOTE: FLOORS 3-5 UNIT PLANS SIMILAR

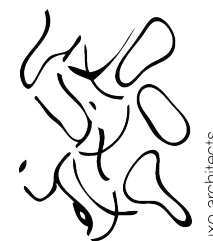
2 S5.A05

REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 5: 6TH AND L

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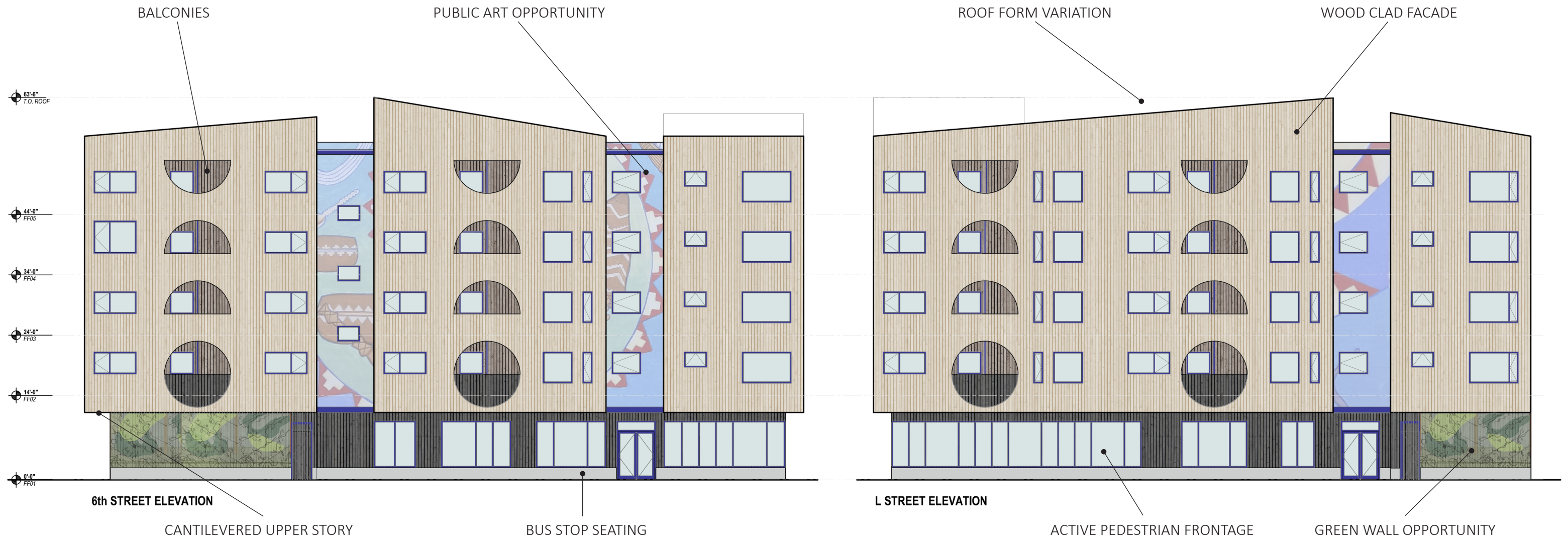
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510-463-4938  
info@uxouxouxo.com

## SECOND FLOOR PLAN

# S5.A04

Drawing Scale: 1/16" = 1'-0"



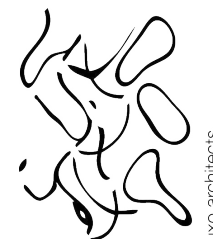


REQUEST FOR PROPOSALS: AFFORDABLE HOUSING ON CITY-OWNED PROPERTIES II

# SITE 5: 6TH AND L

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## EXTERIOR ELEVATIONS

# S5.A05

Drawing Scale: 1/16" = 1'-0"

# DEVELOPMENT PRO-FORMAS

## SITE 4: UNIT AFFORDABILITY MATRIX

INCOME RESTRICTED UNITS BY TYPE				
<b>VLI (30-50% AMI)</b>		<b>TOTAL VLI UNITS:</b>		<b>15</b>
UNIT TYPE	SF	MONTHLY RENT	AFFORDABILITY*	COUNT
4-BR	1104	\$1,115	50% AMI	1
3-BR	950	\$1,013	50% AMI	2
2-BR A	805	\$875	50% AMI	1
2-BR B	756	\$875	50% AMI	4
1-BR A	550	\$730	50% AMI	4
1-BR B	510	\$730	50% AMI	3
<b>LI (50-80% AMI)</b>		<b>TOTAL LI UNITS:</b>		<b>10</b>
UNIT TYPE	SF	MONTHLY RENT	AFFORDABILITY*	COUNT
4-BR	1104	\$1,356	60% AMI	1
3-BR	950	\$1,215	60% AMI	1
2-BR A	805	\$1,053	60% AMI	2
2-BR B	756	\$1,053	60% AMI	2
1-BR A	550	\$850	60% AMI	3
1-BR B	510	\$850	60% AMI	1
<b>MI (80-120% AMI)</b>		<b>TOTAL MI UNITS:</b>		<b>16</b>
UNIT TYPE	SF	MONTHLY RENT	AFFORDABILITY*	COUNT
4-BR	1104	\$1,800	80% AMI	3
3-BR	950	\$1,600	80% AMI	3
2-BR A	805	\$1,400	80% AMI	3
2-BR B	756	\$1,400	80% AMI	4
1-BR A	550	\$1,000	70% AMI	2
1-BR B	510	\$1,000	70% AMI	1
<b>TOTAL UNITS</b>				<b>41</b>
% OF UNITS AFFORDABLE TO HOUSEHOLDS MAKING 60% OR LESS OF AMI (40% MIN)				61%
% OF UNITS AFFORDABLE TO HOUSEHOLDS MAKING 50% OR LESS OF AMI (20% MIN)				37%
<p>*as determined by HCD MHP 2022 income and rent limit table.                      The Wiyot Tribe is committed to offering deeper levels of affordability to each income category as compared to state determined maximum allowable rents.</p>				

# SITE 4: OPERATING BUDGET

<b>Affordable Housing Eureka</b>			<b>Total Units</b>
<b>Income</b>	Rate of Increase	3.0%	<b>2022</b>
Gross Rents			549,708
Gross Commercial Rents			
Less Vacancy	% of Gross Rents =	10%	(54,971)
Tuition increase			
Other			275,000
<b>Total Effective Gross Income</b>			769,737
<b>Expense Assumptions</b>	Rate of Increase	3.5%	
Property Management Fee	Dollars per Unit/Mo. = \$	<b>100</b>	50,000
Legal			25,000
Audit/Accounting			25,000
Gas & Electric			45,000
Water, Sewer,			49,000
Garbage			45,000
Supplies			10,000
Day Care			200,000
Supportive Services			175,000
Insurance (hazard & gl)			80,000
Pest Control			25,000
Maintenance / Repair			100,000
Operating Reserves	Dollars per SF =		25,000
Replacement Reserves	Dollars per SF =		25,000
Real Estate Taxes (exempt if in CA)			
Local & State Assessments			30,000
<b>Total Expenses</b>			909,000
<b>Net Operating Income</b>			<b>(139,263)</b>

# SITE 4: LOAN AMORTIZATION SCHEDULE

## Loan Amortization Schedule

### Data Input:

Beginning Balance:	1,000,000	Ann. Int. Rate:	3.000	%
Term, Months:	120	First Pmt Month:	1	
Calculated Pmt:	\$9,656.07	First Pmt Year:	2025	

	INTEREST	PRINCIPAL	BALANCE
January	2,500.00	7,156.07	992,843.93
February	2,482.11	7,173.96	985,669.97
March	2,464.17	7,191.90	978,478.07
April	2,446.20	7,209.87	971,268.20
May	2,428.17	7,227.90	964,040.30
June	2,410.10	7,245.97	956,794.33
July	2,391.99	7,264.08	949,530.25
August	2,373.83	7,282.24	942,248.01
September	2,355.62	7,300.45	934,947.56
October	2,337.37	7,318.70	927,628.86
November	2,319.07	7,337.00	920,291.86
December	2,300.73	7,355.34	912,936.52
<b>Total 2025</b>	<b>28,809.36</b>	<b>87,063.48</b>	

	INTEREST	PRINCIPAL	BALANCE
January	2,282.34	7,373.73	905,562.79
February	2,263.91	7,392.16	898,170.63
March	2,245.43	7,410.64	890,759.99
April	2,226.90	7,429.17	883,330.82
May	2,208.33	7,447.74	875,883.08
June	2,189.71	7,466.36	868,416.72
July	2,171.04	7,485.03	860,931.69
August	2,152.33	7,503.74	853,427.95
September	2,133.57	7,522.50	845,905.45
October	2,114.76	7,541.31	838,364.14
November	2,095.91	7,560.16	830,803.98
December	2,077.01	7,579.06	823,224.92
<b>Total 2026</b>	<b>26,161.24</b>	<b>89,711.60</b>	

## SITE 4: LOAN AMORTIZATION SCHEDULE

	<b>INTEREST</b>	<b>PRINCIPAL</b>	<b>BALANCE</b>
January	2,058.06	7,598.01	815,626.91
February	2,039.07	7,617.00	808,009.91
March	2,020.02	7,636.05	800,373.86
April	2,000.93	7,655.14	792,718.72
May	1,981.80	7,674.27	785,044.45
June	1,962.61	7,693.46	777,350.99
July	1,943.38	7,712.69	769,638.30
August	1,924.10	7,731.97	761,906.33
September	1,904.77	7,751.30	754,155.03
October	1,885.39	7,770.68	746,384.35
November	1,865.96	7,790.11	738,594.24
December	1,846.49	7,809.58	730,784.66
<b>Total 2027</b>	<b>23,432.58</b>	<b>92,440.26</b>	

	<b>INTEREST</b>	<b>PRINCIPAL</b>	<b>BALANCE</b>
January	1,826.96	7,829.11	722,955.55
February	1,807.39	7,848.68	715,106.87
March	1,787.77	7,868.30	707,238.57
April	1,768.10	7,887.97	699,350.60
May	1,748.38	7,907.69	691,442.91
June	1,728.61	7,927.46	683,515.45
July	1,708.79	7,947.28	675,568.17
August	1,688.92	7,967.15	667,601.02
September	1,669.00	7,987.07	659,613.95
October	1,649.03	8,007.04	651,606.91
November	1,629.02	8,027.05	643,579.86
December	1,608.95	8,047.12	635,532.74
<b>Total 2028</b>	<b>20,620.92</b>	<b>95,251.92</b>	

	<b>INTEREST</b>	<b>PRINCIPAL</b>	<b>BALANCE</b>
January	1,588.83	8,067.24	627,465.50
February	1,568.66	8,087.41	619,378.09
March	1,548.45	8,107.62	611,270.47
April	1,528.18	8,127.89	603,142.58
May	1,507.86	8,148.21	594,994.37
June	1,487.49	8,168.58	586,825.79
July	1,467.06	8,189.01	578,636.78
August	1,446.59	8,209.48	570,427.30
September	1,426.07	8,230.00	562,197.30
October	1,405.49	8,250.58	553,946.72
November	1,384.87	8,271.20	545,675.52
December	1,364.19	8,291.88	537,383.64
<b>Total 2029</b>	<b>17,723.74</b>	<b>98,149.10</b>	

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# SITE 4: BUDGET PROJECTIONS

## Wiyot Tribe

Units:	39	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Refi Year
Start date:	annual increase	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>INCOME</b>																		
Tenant Rents (GPR)	0.00%	549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708	\$ 549,708
vacancy loss (10%)	10.0%	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)	\$(54,971)
Other Income Tuition	3.0%	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468									
<b>total</b>		<b>\$ 744,737</b>	<b>\$ 752,237</b>	<b>\$ 759,962</b>	<b>\$ 767,919</b>	<b>\$ 776,114</b>	<b>\$ 784,556</b>	<b>\$ 793,250</b>	<b>\$ 802,206</b>									
<b>OPERATING EXPENSES</b>																		
<b>Management</b>																		
Property Management Fee	3.5%	50,000	51,750	53,561	55,436	57,376	59,384	61,463	63,614									
Asset Mgt Fee	3.5%	-	-	-	-	-	-	-	-									
<b>total</b>		<b>\$ 50,000</b>	<b>\$ 51,750</b>	<b>\$ 53,561</b>	<b>\$ 55,436</b>	<b>\$ 57,376</b>	<b>\$ 59,384</b>	<b>\$ 61,463</b>	<b>\$ 63,614</b>									
<b>Expenses</b>																		
Legal	3.5%	25,000	25,875	26,781	27,718	28,688	29,692	30,731	31,807									
Audit/Accounting	3.5%	25,000	25,875	26,781	27,718	28,688	29,692	30,731	31,807									
Gas & Electric	3.5%	45,000	46,575	48,205	49,892	51,639	53,446	55,316	57,253									
Water, Sewer, Garbage	3.5%	49,000	50,715	52,490	54,327	56,229	58,197	60,234	62,342									
Insurance (hazard & gl)	3.5%	45,000	46,575	48,205	49,892	51,639	53,446	55,316	57,253									
Pest Control	3.5%	80,000	82,800	85,698	88,697	91,802	95,015	98,340	101,782									
Maintenance / Repair	3.5%	25,000	25,875	26,781	27,718	28,688	29,692	30,731	31,807									
Operating Reserves	3.5%	25,000	25,875	26,781	27,718	28,688	29,692	30,731	31,807									
Replacement Reserves	3.5%	25,000	25,875	26,781	27,718	28,688	29,692	30,731	31,807									
Real Estate Taxes (exempt if in CA)	3.5%	-	-	-	-	-	-	-	-									
Local & State Assessments	3.5%	75,000	77,625	80,342	83,154	86,064	89,076	92,194	95,421									
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 569,000</b>	<b>\$ 588,915</b>	<b>\$ 609,527</b>	<b>\$ 630,860</b>	<b>\$ 652,941</b>	<b>\$ 675,794</b>	<b>\$ 699,446</b>	<b>\$ 723,927</b>									
<b>NET OPERATING INCOME</b>																		
		<b>\$ 175,737</b>	<b>\$ 163,322</b>	<b>\$ 150,435</b>	<b>\$ 137,058</b>	<b>\$ 123,174</b>	<b>\$ 108,762</b>	<b>\$ 93,804</b>	<b>\$ 78,279</b>									
<b>DEBT SERVICE</b>																		
1st Hard Debt		115,873	115,873	115,873	115,873	115,873	115,873	115,873	115,873									
<b>total</b>		<b>\$ 115,873</b>	<b>\$ 115,873</b>	<b>\$ 115,873</b>	<b>\$ 115,873</b>	<b>\$ 115,873</b>	<b>\$ 115,873</b>	<b>\$ 115,873</b>	<b>\$ 115,873</b>									
DSCR - Debt Service Coverage Ratio		1.52	1.41	1.30	1.18	1.06	0.94	0.81	#DIV/0!									
<b>CASH SURPLUS</b>																		
		<b>\$ 291,610</b>	<b>\$ 279,195</b>	<b>\$ 266,308</b>	<b>\$ 252,931</b>	<b>\$ 239,047</b>	<b>\$ 224,635</b>	<b>\$ 209,677</b>	<b>\$ 78,279</b>									



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## SITE 5: UNIT AFFORDABILITY MATRIX

INCOME RESTRICTED UNITS BY TYPE				
<b>VLI (30-50% AMI)</b>		<b>TOTAL VLI UNITS:</b>		<b>15</b>
UNIT TYPE	SF	MONTHLY RENT	AFFORDABILITY*	COUNT
2-BR	725	\$850	50% AMI	2
1-BR	594	\$700	50% AMI	5
STUDIO A	356	\$600	50% AMI	7
STUDIO B	325	\$600	50% AMI	1
<b>LI (50-80% AMI)</b>		<b>TOTAL LI UNITS:</b>		<b>11</b>
UNIT TYPE	SF	MONTHLY RENT	AFFORDABILITY*	COUNT
2-BR	725	\$1,050	60% AMI	2
1-BR	594	\$850	60% AMI	5
STUDIO A	356	\$800	60% AMI	3
STUDIO B	325	\$750	55% AMI	1
<b>MI (80-120% AMI)</b>		<b>TOTAL MI UNITS:</b>		<b>26</b>
UNIT TYPE	SF	MONTHLY RENT	AFFORDABILITY*	COUNT
2-BR	725	\$1,500	90% AMI	4
1-BR	594	\$1,000	70% AMI	10
STUDIO A	356	\$750	55% AMI	10
STUDIO B	325	\$750	55% AMI	2
<b>TOTAL UNITS</b>				<b>52</b>
% OF UNITS AFFORDABLE TO HOUSEHOLDS MAKING 60% OR LESS OF AMI (40% MIN)				
				73%
% OF UNITS AFFORDABLE TO HOUSEHOLDS MAKING 50% OR LESS OF AMI (20% MIN)				
				29%
<p>*as determined by HCD MHP 2022 income and rent limit table.                      The Wiyot Tribe is committed to offering deeper levels of affordability to each income category as compared to state determined maximum allowable rents.</p>				

# SITE 5: OPERATING BUDGET

## 2022 Budget

### Affordable Housing Eureka

<b>Income</b>	Rate of Increase	3.0%	
Gross Rents			526,800
Gross Commercial Rents			
Less Vacancy	% of Gross Rents =	10%	(52,680)
Tuition increase			
Other			150,000
<b>Total Effective Gross Income</b>			624,120

<b>Expense Assumptions</b>	Rate of Increase	3.5%	
Property Management Fee	Dollars per Unit/Mo. = \$	100	50,000
Legal			25,000
Audit/Accounting			25,000
Gas & Electric			45,000
Water, Sewer,			49,000
Garbage			45,000
Supplies			10,000
commercial kitchen			100,000
Supportive Services			175,000
Insurance (hazard & gl)			80,000
Pest Control			25,000
Maintenance / Repair			100,000
Operating Reserves	Dollars per SF =		25,000
Replacement Reserves	Dollars per SF =		25,000
Real Estate Taxes (exempt if in CA)			
Local & State Assessments			30,000
<b>Total Expenses</b>			809,000
<b>Net Operating Income</b>			<b>(184,880)</b>

# SITE 5: LOAN AMORTIZATION SCHEDULE

## Loan Amortization Schedule

### Data Input:

Beginning Balance:	750,000	Ann. Int. Rate:	5.000	%
Term, Months:	120	First Pmt Month:	1	
Calculated Pmt:	\$7,954.91	First Pmt Year:	2025	

	INTEREST	PRINCIPAL	BALANCE
January	3,125.00	4,829.91	745,170.09
February	3,104.88	4,850.03	740,320.06
March	3,084.67	4,870.24	735,449.82
April	3,064.37	4,890.54	730,559.28
May	3,044.00	4,910.91	725,648.37
June	3,023.53	4,931.38	720,716.99
July	3,002.99	4,951.92	715,765.07
August	2,982.35	4,972.56	710,792.51
September	2,961.64	4,993.27	705,799.24
October	2,940.83	5,014.08	700,785.16
November	2,919.94	5,034.97	695,750.19
December	2,898.96	5,055.95	690,694.24
<b>Total 2025</b>	<b>36,153.16</b>	<b>59,305.76</b>	

	INTEREST	PRINCIPAL	BALANCE
January	2,877.89	5,077.02	685,617.22
February	2,856.74	5,098.17	680,519.05
March	2,835.50	5,119.41	675,399.64
April	2,814.17	5,140.74	670,258.90
May	2,792.75	5,162.16	665,096.74
June	2,771.24	5,183.67	659,913.07
July	2,749.64	5,205.27	654,707.80
August	2,727.95	5,226.96	649,480.84
September	2,706.17	5,248.74	644,232.10
October	2,684.30	5,270.61	638,961.49
November	2,662.34	5,292.57	633,668.92
December	2,640.29	5,314.62	628,354.30
<b>Total 2026</b>	<b>33,118.98</b>	<b>62,339.94</b>	

## SITE 5: LOAN AMORTIZATION SCHEDULE

	<b>INTEREST</b>	<b>PRINCIPAL</b>	<b>BALANCE</b>
January	2,058.06	7,598.01	815,626.91
February	2,039.07	7,617.00	808,009.91
March	2,020.02	7,636.05	800,373.86
April	2,000.93	7,655.14	792,718.72
May	1,981.80	7,674.27	785,044.45
June	1,962.61	7,693.46	777,350.99
July	1,943.38	7,712.69	769,638.30
August	1,924.10	7,731.97	761,906.33
September	1,904.77	7,751.30	754,155.03
October	1,885.39	7,770.68	746,384.35
November	1,865.96	7,790.11	738,594.24
December	1,846.49	7,809.58	730,784.66
<b>Total 2027</b>	<b>23,432.58</b>	<b>92,440.26</b>	

	<b>INTEREST</b>	<b>PRINCIPAL</b>	<b>BALANCE</b>
January	1,826.96	7,829.11	722,955.55
February	1,807.39	7,848.68	715,106.87
March	1,787.77	7,868.30	707,238.57
April	1,768.10	7,887.97	699,350.60
May	1,748.38	7,907.69	691,442.91
June	1,728.61	7,927.46	683,515.45
July	1,708.79	7,947.28	675,568.17
August	1,688.92	7,967.15	667,601.02
September	1,669.00	7,987.07	659,613.95
October	1,649.03	8,007.04	651,606.91
November	1,629.02	8,027.05	643,579.86
December	1,608.95	8,047.12	635,532.74
<b>Total 2028</b>	<b>20,620.92</b>	<b>95,251.92</b>	

	<b>INTEREST</b>	<b>PRINCIPAL</b>	<b>BALANCE</b>
January	1,588.83	8,067.24	627,465.50
February	1,568.66	8,087.41	619,378.09
March	1,548.45	8,107.62	611,270.47
April	1,528.18	8,127.89	603,142.58
May	1,507.86	8,148.21	594,994.37
June	1,487.49	8,168.58	586,825.79
July	1,467.06	8,189.01	578,636.78
August	1,446.59	8,209.48	570,427.30
September	1,426.07	8,230.00	562,197.30
October	1,405.49	8,250.58	553,946.72
November	1,384.87	8,271.20	545,675.52
December	1,364.19	8,291.88	537,383.64
<b>Total 2029</b>	<b>17,723.74</b>	<b>98,149.10</b>	

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# SITE 5: BUDGET PROJECTIONS

## Wiyot Tribe

	39	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Refi Year
	annual increase	2025	2026	2027	2028	2029	2030	2031	2032
<b>INCOME</b>									
Tenant Rents (GPR)	0.00%	\$ 526,800	\$ 526,800	\$ 526,800	\$ 526,800	\$ 526,800	\$ 526,800	\$ 526,800	\$ 526,800
vacancy loss (10%)	10.0%	\$ (52,680)	\$ (52,680)	\$ (52,680)	\$ (52,680)	\$ (52,680)	\$ (52,680)	\$ (52,680)	\$ (52,680)
Other Income Tuition	3.0%	\$ 250,000	\$ 257,500	\$ 265,225	\$ 273,182	\$ 281,377	\$ 289,819	\$ 298,513	\$ 307,468
<b>total</b>		<b>\$ 724,120</b>	<b>\$ 731,620</b>	<b>\$ 739,345</b>	<b>\$ 747,302</b>	<b>\$ 755,497</b>	<b>\$ 763,939</b>	<b>\$ 772,633</b>	<b>\$ 781,588</b>
<b>OPERATING EXPENSES</b>									
<b>Management</b>									
Property Management Fee	3.5%	\$ 50,000	\$ 51,750	\$ 53,561	\$ 55,436	\$ 57,376	\$ 59,384	\$ 61,463	\$ 63,614
Asset Mgt Fee	3.5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>total</b>			<b>\$ 51,750</b>	<b>\$ 53,561</b>	<b>\$ 55,436</b>	<b>\$ 57,376</b>	<b>\$ 59,384</b>	<b>\$ 61,463</b>	<b>\$ 63,614</b>
<b>Expenses</b>		<b>\$ 50,000</b>							
Legal	3.5%	\$ 25,000	\$ 25,875	\$ 26,781	\$ 27,718	\$ 28,688	\$ 29,692	\$ 30,731	\$ 31,807
Audit/Accounting	3.5%	\$ 25,000	\$ 25,875	\$ 26,781	\$ 27,718	\$ 28,688	\$ 29,692	\$ 30,731	\$ 31,807
Gas & Electric	3.5%	\$ 45,000	\$ 46,575	\$ 48,205	\$ 49,892	\$ 51,639	\$ 53,446	\$ 55,316	\$ 57,253
Water, Sewer,	3.5%	\$ 49,000	\$ 50,715	\$ 52,490	\$ 54,327	\$ 56,229	\$ 58,197	\$ 60,234	\$ 62,342
Garbage	3.5%	\$ 45,000	\$ 46,575	\$ 48,205	\$ 49,892	\$ 51,639	\$ 53,446	\$ 55,316	\$ 57,253
Insurance (hazard & gl)	3.5%	\$ 80,000	\$ 82,800	\$ 85,698	\$ 88,697	\$ 91,802	\$ 95,015	\$ 98,340	\$ 101,782
Pest Control	3.5%	\$ 25,000	\$ 25,875	\$ 26,781	\$ 27,718	\$ 28,688	\$ 29,692	\$ 30,731	\$ 31,807
Maintenance / Repair	3.5%	\$ 100,000	\$ 103,500	\$ 107,123	\$ 110,872	\$ 114,752	\$ 118,769	\$ 122,926	\$ 127,228
Operating Reserves	3.5%	\$ 25,000	\$ 25,875	\$ 26,781	\$ 27,718	\$ 28,688	\$ 29,692	\$ 30,731	\$ 31,807
Replacement Reserves	3.5%	\$ 25,000	\$ 25,875	\$ 26,781	\$ 27,718	\$ 28,688	\$ 29,692	\$ 30,731	\$ 31,807
Real Estate Taxes (exempt if in CA)	3.5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local & State Assessments	3.5%	\$ 75,000	\$ 77,625	\$ 80,342	\$ 83,154	\$ 86,064	\$ 89,076	\$ 92,194	\$ 95,421
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 569,000</b>	<b>\$ 588,915</b>	<b>\$ 609,527</b>	<b>\$ 630,860</b>	<b>\$ 652,941</b>	<b>\$ 675,794</b>	<b>\$ 699,446</b>	<b>\$ 723,927</b>
<b>NET OPERATING INCOME</b>		<b>\$ 155,120</b>	<b>\$ 142,705</b>	<b>\$ 129,818</b>	<b>\$ 116,441</b>	<b>\$ 102,557</b>	<b>\$ 88,145</b>	<b>\$ 73,187</b>	<b>\$ 57,662</b>
<b>DEBT SERVICE</b>									
1st Hard Debt		\$ 95,459	\$ 95,459	\$ 95,459	\$ 95,459	\$ 95,459	\$ 95,459	\$ 95,459	\$ -
<b>total</b>		<b>\$ 95,459</b>	<b>\$ 95,459</b>	<b>\$ 95,459</b>	<b>\$ 95,459</b>	<b>\$ 95,459</b>	<b>\$ 95,459</b>	<b>\$ 95,459</b>	<b>\$ -</b>
DSCR - Debt Service Coverage Ratio		1.62	1.49	1.36	1.22	1.07	0.92	0.77	#DIV/0!
<b>CASH SURPLUS</b>		<b>\$ 250,579</b>	<b>\$ 238,164</b>	<b>\$ 225,277</b>	<b>\$ 211,900</b>	<b>\$ 198,016</b>	<b>\$ 183,604</b>	<b>\$ 168,646</b>	<b>\$ 57,662</b>

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# SITE PURCHASE TERMS

June 8, 2023

The City of Eureka (the “City”) and the Wiyot Tribe (Tribe) hereby enter into a purchase agreement in which the consideration for the purchase of the lots at 5th and D Streets and 6th and L Streets focuses on sustainable development, community housing, and the enhancement of Eureka residents’ quality of life. Through this partnership the City itself will receive numerous benefits, such as construction of a secure parking facility for City vehicles, an additional elders shuttle pickup/drop off location, increased park and playground space for children including childcare, and more.

The City of Eureka, in accepting the multiple community benefits as the purchase value, commits to providing support, cooperation, and any necessary approvals to facilitate the successful realization of the development project. Furthermore, the city is responsible for negotiating agreements with the Tribe or an authorized representative to determine the terms and conditions of the affordable housing development on the surplus land.

Under this agreement, the City of Eureka will receive the following community benefits as part of the purchase:

- Ninety-three (93) new housing units: The Wiyot Tribe agrees to develop and deliver ninety-three (93) new housing units within the City, contributing to the expansion of the local housing stock and addressing the pressing need for affordable and quality housing options. These units will be centrally located with access to public transit to encourage green house gas reduction.
- Community spaces: The Seller will provide designated community spaces within the development, creating areas that foster social interaction, community engagement, and the overall well-being of residents.
- Commercial spaces: The Seller commits to incorporating commercial spaces within the development, promoting economic and workforce development growth and supporting local businesses, thereby enriching the commercial landscape of the City.
- Affordable day care: Recognizing the importance of accessible childcare services, the Tribe will dedicate a portion of the development to affordable day care facilities, ensuring that families within the City have reliable and affordable options for early childhood education and care.
- Newly designed secure parking structure: The Tribe will construct a secure parking structure within the development, providing convenient and safe parking facilities for City vehicles.
- Buildings including community spaces, units, day care centers, and commercial spaces estimated at ~\$40,000,000.
- Design and build of secure parking structure estimate ~\$1,500,000.

This Purchase Terms Statement represents the mutual understanding and commitment between the City of Eureka and the Wiyot Tribe to prioritize community benefit and sustainable development within the City. It serves as a testament to our shared dedication to creating a thriving and equitable community for all residents.

## City Responsibility

The City of Eureka, in accepting these community benefits as the purchase value, commits to:

- Working with the Tribe on all regulations and policies that directly conflict with Indian law and the sovereign rights of the Wiyot Tribe through negotiations by authorized representatives. Negotiations must be approved by a government-to-government process with selected representatives from both parties. Authorized staff members may meet and prepare information or recommendations, but all final decisions must be agreed upon by both governing bodies.
- Engage in open and transparent dialogue with the Tribe, fostering effective communication channels to address shared concerns and promote collaboration on matters of mutual interest.
- Respect and honor the Wiyot Tribe's sovereign immunity, protection, and preservation of the Wiyot Tribe's cultural heritage and ancestral lands.
- Collaborate with the Wiyot Tribe on initiatives aimed at promoting workforce development, environmental sustainability, public safety, and the overall well-being of the community.
- Participate in regular consultations and meetings with representatives from the Wiyot Tribe to discuss relevant issues, share information, and explore opportunities for partnership and cooperation. Including community engagement sessions.
- The city is responsible for participation in community engagement, including neighboring residents and stakeholders, to seek input, address concerns, and provide information regarding the affordable housing development on surplus land. This may involve hosting community meetings, workshops, or other forms of engagement to foster transparency and collaboration throughout the process.
- Providing support, cooperation, and any necessary approvals to facilitate the successful realization of the development project. The city is responsible for guiding the selected developer or organization through the regulatory and permitting processes required for the affordable housing project. This may include obtaining necessary permits, complying with building codes, meeting environmental regulations, and addressing any other local, state, or federal requirements.
- The city may provide financial support and assistance to facilitate the development of affordable housing on surplus land. This can include leveraging local, state, or federal funding sources, offering fee waivers or reductions, providing tax incentives, or exploring public-private partnerships to ensure the financial viability of the project.
- The City may partner with the Wiyot Tribe on funding applications where requested by the Tribe, including financing not listed in the funding schedule.

Signed,

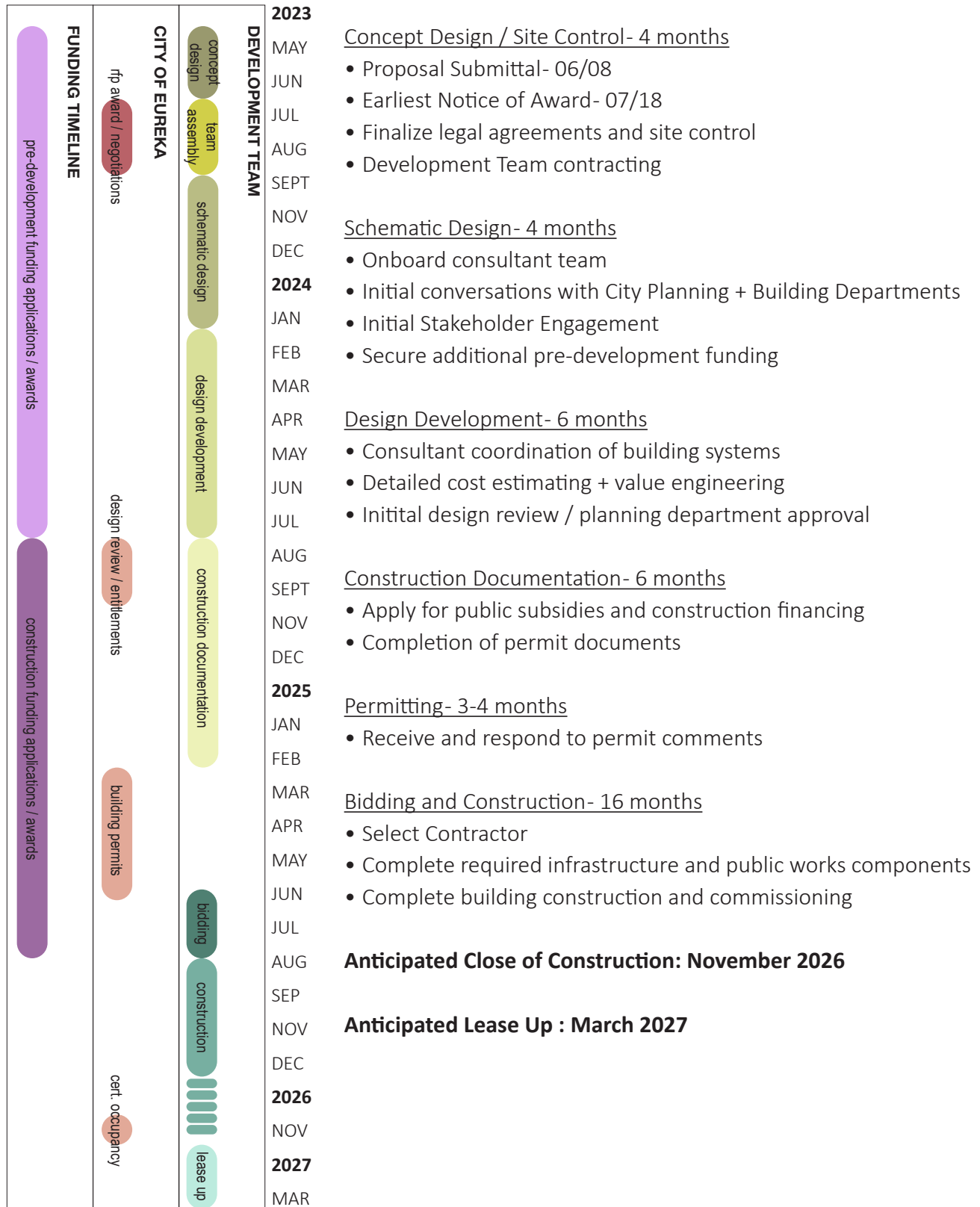


Michelle Vassel,  
Tribal Administrator, Wiyot Tribe

# 4. DEVELOPMENT SCHEDULE, BUDGET, AND MANAGEMENT PLAN



# DEVELOPMENT SCHEDULE: BOTH SITES



# DEVELOPMENT BUDGET: SITE 4

## Project Sources and Uses

SOURCES		Grant Funded	Construction	Total
Grant	TCC PG	\$ 750,000.00		750,000
	IIG	\$ 2,250,000.00		2,250,000
	RCDI	\$ 500,000.00		500,000
	TCC PDG	\$ 3,000,000.00		3,000,000
	LGMG	\$ 500,000.00		500,000
	AHSC	\$ 18,000,000.00		18,000,000
	RHPG	\$ 500,000.00		500,000
Found	NDN	\$ 100,000.00		100,000
	AV	\$ 180,000.00		180,000
<b>TOTAL SOURCES</b>		<b>\$ 25,780,000.00</b>	-	<b>25,780,000</b>
<b>USES</b>				
	Acquisition			-
	Construction (hard costs)			
	Construction Costs	\$ 17,301,750.00		17,301,750
	Contingency (no less than 15%)	\$ 3,460,350.00		3,460,350
	Soft Costs			
	Architectural/Engineering	\$ 1,350,000.00		1,350,000
	Consultants (project manager, financial)	\$ 415,000.00		415,000
	Financing Fees (1% of loan amount)			-
	Appraisal	\$ 5,000.00		5,000
	Environmental Studies	\$ -		-
	Suvey/Engineering Studies	\$ 75,000.00		75,000
	Permits/fees	\$ 295,000.00		295,000
	Legal	\$ 100,000.00		100,000
	Relocation	\$ -		-
	Other Soft Costs	\$ 380,000.00		380,000
	Soft Cost Contingency (15%)	\$ 393,000.00		262,000
	Developer Fee	\$ 2,000,000.00		-
<b>TOTAL USES</b>		<b>25,775,100</b>		<b>25,775,100</b>

# DEVELOPMENT BUDGET: SITE 5

## Project Sources and Uses

SOURCES		Grant Funded	Construction	Total
Grant	TCC PG	\$ 500,000.00		500,000
	RCDI	\$ 500,000.00		500,000
	IIG	\$ 3,000,000.00		3,000,000
	TCC PDG	\$ 2,000,000.00		2,000,000
	LGMG	\$ 500,000.00		500,000
	ASHC	\$ 15,000,000.00		15,000,000
	RHPG	\$ 2,000,000.00		2,000,000
Found.	NDN	\$ 100,000.00		100,000
	AM	\$ 160,000.00		160,000
<b>TOTAL SOURCES</b>		<b>\$ 23,760,000.00</b>	<b>-</b>	<b>23,760,000</b>
<b>USES</b>				
	Acquisition			-
	Construction (hard costs)			
	Construction Costs	\$ 15,835,500.00		15,835,500
	Contingency (n20%)	\$ 3,167,100.00		3,167,100
	Soft Costs			
	Architectural/Engineering	\$ 1,150,000.00		1,150,000
	Consultants (project manager, financial)	\$ 415,000.00		415,000
	Financing Fees (1% of loan amount)			-
	Appraisal	\$ 5,000.00		5,000
	Environmental Studies	\$ -		-
	Suvey/Engineering Studies	\$ 75,000.00		75,000
	Permits/fees	\$ 270,000.00		270,000
	Legal	\$ 100,000.00		100,000
	Relocation	\$ -		-
	Other Soft Costs	\$ 380,000.00		380,000
	Soft Cost Contingency (15%)	\$ 359,250.00		239,500
	Developer Fee	\$ 2,000,000.00		-
<b>TOTAL USES</b>		<b>23,756,850</b>		<b>23,756,850</b>

# BUDGET AND SCHEDULE MANAGEMENT PLAN

## PROJECT MANAGEMENT APPROACH

The Project Manager, Kristen Crooks, under the direction of the Dishgamu Director, Carrie Tully, has the overall authority and responsibility for managing and executing this project according to this Project Plan and its Subsidiary Management Plans. The project plan will be approved by the Wiyot Tribal Council, which has overall authority to change part or all of the management plan and its subsidiary management plans. The Project Manager will work with all resources to perform project planning, including community input with emphasis on Wiyot Citizens. All project and subsidiary management plans will be reviewed and approved by the Dishgamu Director before being passed on to the Wiyot Tribal Administrator, and the Wiyot Tribal Council for final approval. All funding decisions must be submitted and approved to the Tribal Council before applying for any funding sources. The current project schedule includes planned funding sources and the appropriate application time. The Project Manager is responsible for communicating with organizational managers, stakeholders, and community members on the progress and performance of each project resource.

## PROJECT SCOPE

The scope of the parking lots to affordable housing project includes the planning, design, development, and completion of two affordable housing developments totaling 93 new units. These developments will be mixed-used to include commercial space that also meets community needs. The scope of this project includes completion of all applicable licenses, supportive service program creation, and training aids to be implemented in the developments. Project completion will occur when both developments are fully leased with <10% vacancy rate.

This project will utilize outside firms to reach the intended scope including but not limited to architectural work, engineering work, construction, and supportive service programs.

## PROJECT MILESTONES

The below chart lists the major milestones for the parking lots to affordable housing project. This chart is comprised only of major project milestones such as completion of a project phase or permits. There may be smaller milestones which are not included on this chart but are included in the project schedule and Gantt chart. If there are any scheduling delays which may impact on a milestone or delivery date, the Project Manager must be notified immediately so proactive measures may be taken to mitigate slips in dates. Any approved changes to these milestones or dates will be communicated to the project team, stakeholders, and the Tribal Council by the Project Manager.

Milestone	Description	Date
Concept Design Phase	Provide conceptual plans for two sites. Develop team and finalize funding schedule. Finalize pre-development timeline and apply for first round of funding	5/23-8/24
Pre-Development Phase	Receive first round of funding, hire Architects, Engineers, and consultants to complete permit plans. Apply for and receive building permits	8/24-8/25
Construction Phase 1	Select contractor and begin construction of infrastructure and foundations.	8/25-4/26
Construction Phase 2	Construction of building and service development	4/26-11/26
Occupancy	Follow property management plan to lease units	12/26-3/27

## CHANGE MANAGEMENT PLAN

The following steps build Dishgamu Community Land Trust’s department change control process for all projects:

Step #1: Identify the need for a change (Any Stakeholder)

- The requestor will submit a completed change request form to the Project Manager.

Step #2: Log change in the change request register (Project Manager)

- The Project Manager will maintain a log of all change requests for the duration of the project.

Step #3: Conduct an evaluation of the change (Project Manager, Project Team, Requestor)

-The Project Manager will conduct an evaluation of the impact of the change to cost, risk, schedule, and scope.

Step #4: Submit change request to Tribal Council (Project Manager)

-The Project Manager will submit the change request and analysis to the CCB for review.

Step #5: Tribal Council decision (CCB)

-The CCB will discuss the proposed change and decide whether it will be approved based on all submitted information.

Step #6: Implement change (Project Manager)

-If a change is approved by the CCB, the Project Manager will update and re-baseline project documentation as necessary as well as ensure any changes are communicated to the team and stakeholders.

Any team member or stakeholder may submit a change request for the parking lots to affordable housing Project. The Tribal Council will vote on any staff recommended changes to project scope, cost, or schedule. The Tribal Council may require more information before voting, no changed action shall be taken without Council approval. All change requests will be logged in the change control register by the Project Manager and tracked through to completion whether approved or not.



## COMMUNICATIONS MANAGEMENT PLAN

This Communications Management Plan sets the communications framework for this project. It will serve as a guide for communications throughout the life of the project and will be updated as communication requirements change. This plan identifies and defines the roles of Dishgamu project team members as they pertain to communications. It also includes a communications matrix which maps the communication requirements of this project, and communication conduct for meetings and other forms of communication. A project team directory is also included to provide contact information for all stakeholders directly involved in the project.

The Project Manager will take the lead role in ensuring effective communications on this project. The communications requirements are documented in the Communications Matrix below. The Communications Matrix will be used as the guide for what information to communicate, who is to do the communicating, when to communicate it, and to whom to communicate.

Communication Type	Description	Frequency	Format	Participants/ Distribution	Deliverable	Owner
Weekly Status Report	Email summary of project status	Weekly	Email	Project Sponsor, Team and Stakeholders	Status Report	Project Manager
Weekly Project Team Meeting	Meeting to review action register and status	Weekly	In Person	Project Team	Updated Action Register	Director
Project Monthly Review (PMR)	Present metrics and status to team	Monthly	In Person	Project Sponsor, Team, and Stakeholders	Status and Metric Presentation	Project Manager
Project Gate Reviews	Present closeout of project phases and kickoff next phase	As Needed	In Person	Project Sponsor, Team and Stakeholders	Phase completion report and phase kickoff	Project Manager
Technical Design Review	Review of any technical designs or work	As Needed	Virtual	Project Team	Technical Design Package	Contractors

Project team directory for all communications is:

Name	Title	E mail	Office Phone	Cell Phone
Michelle Vassel	Tribal Admin	Michelle@wiyot.us	707-733-5055	
	Council Support	<a href="mailto:councilsupport@wiyot.us">councilsupport@wiyot.us</a>	707-733-5055	
Carrie Tully	Director	<a href="mailto:ctully@wiyot.us">ctully@wiyot.us</a>	707-733-5055	707-499-1391
Kristen Crooks	Program Mgr.	Kristen@wiyot.us	707-733-5055	
David Cobb	Adv. Manager	<a href="mailto:David@wiyot.us">David@wiyot.us</a>	707-733-5055	

## Communications Conduct:

### Meetings:

The Project Manager will distribute a meeting agenda prior to a scheduled meeting if applicable, all participants are expected to review the agenda prior to the meeting. During all project meetings the timekeeper will ensure that the group adheres to the times stated in the agenda and the recorder will take all notes for distribution to the team upon completion of the meeting. It is imperative that all participants arrive to each meeting on time and all cell phones should be set to vibrate mode to minimize distractions. Meeting agendas and minutes will be kept on the Dishgamu server and can be delivered upon request to outside stakeholders.

### Email:

All email pertaining to the parking Lots to Affordable Housing Project should be professional, free of errors, and provide brief communication. Email should be distributed to the correct project participants in accordance with the communication matrix above based on its content. All attachments should be in the organization's standard server and adhere to established company formats. If the email is to bring an issue forward then it should discuss what the issue is, provide a brief background on the issue, and provide a recommendation to correct the issue.

### Informal Communications:

While informal communication is a part of every project and is necessary for successful project completion, any issues, concerns, or updates that arise from informal discussion between team members must be communicated to the Project Manager so the appropriate action may be taken. As often as possible informal communications should be documented in notes or in email to track the flow of information.

## COST MANAGEMENT PLAN

The Project Manager will be responsible for managing and reporting on the project's cost throughout the duration of the project. The Project Manager will present and review the project's cost performance during the monthly project status meeting. Using earned value calculations, the Project Manager is responsible for accounting for cost deviations and presenting the Director with options for getting the project back on budget. All budget authority and decisions, including budget changes, reside with the Wiyot Tribal Council, Wiyot Tribal Administrator, or the Dishgamu CLT Director. The approving body is determined by the Wiyot fiscal policies and procedures based on the threshold limit.

The financial performance of the parking lots to affordable housing to Project will be measured through earned value calculations pertaining to the project's cost accounts. Work started on work packages will grant that work package with 50% credit; whereas the remaining 50% is credited upon completion of all work defined in that work package. Costs may be rounded to the nearest dollar and work hours rounded to the nearest whole hour.

The Cost and Schedule Performance Indexes (CPI and SPI respectively) will be reported monthly by

the Project Manager to the Dishgamu Director. Variances of 10% or +/- 0.1 in the cost and schedule performance indexes will change the status of the cost to yellow or cautionary. These will be reported and if it's determined that there is no or minimal impact on the project's cost or schedule baseline then there may be no action required. Cost variances of 20%, or +/- 0.2 in the cost and schedule performance indexes will change the status of the cost to red or critical. These will be reported and require corrective action from the Project Manager to bring the cost and/or schedule performance indexes back in line with the allowable variance. Any corrective actions will require a project change request and must be approved by the Tribal Council, Tribal Administrator, or Dishgamu Director before it can be implemented.

Earned value calculations will be compiled by the Project Manager and reported at the monthly project status meeting. If there are indications that these values will approach or reach the critical stage before a subsequent meeting, the Project Manager will communicate this to the Dishgamu Director immediately.

## PROCUREMENT MANAGEMENT PLAN

The Project Manager will provide oversight and management for all procurement activities under this project. The Dishgamu Director is authorized to approve all procurement actions up to \$500. The Tribal Administrator must authorize any purchase from \$501-\$1,000 any purchase from \$1,001-\$5,000 must also be authorized by the Tribal Chair.

The Project Manager will work with the project team to identify all items or services to be procured for the successful completion of the project. The Project Manager will then ensure these procurements are reviewed by the Dishgamu Director and presented to the Tribal Administrator and/or the Tribal Council. If Tribal Council authorization is required, Dishgamu staff will produce a staff recommendation based on what is the best value for the Tribe. Best value should take into consideration the price, services supplied, perks, and other activities. If the Project Manager receives a quote for \$1-\$4,999 no other estimates are required, \$5,000-\$9,999 will require solicitation of at least 3 other quotes to encourage fair competition. If the project receives a quote for \$10,000+ a formal RFP process must be completed according to the CFR200.

The Project Manager will also measure performance as it relates to the vendor providing necessary goods and/or services and communicate this to the purchasing and contracts groups. All vendors must have active registration with Sam.gov and must not be barred. All supply vendors must be GSA approved government vendors for large/batch purchases.

## PROJECT SCOPE MANAGEMENT PLAN

Scope management for the Parking Lots to Affordable Housing Project must be approved by the Director and Tribal Administrator. The scope for this project is to be guided by the alignment documents and strategic plan, all projects should have an alignment questionnaire filled out prior to start of project. The Project Manager, vendors, and Director will establish and approve documentation for measuring project scope which includes deliverable quality checklists and work performance measurements.

Proposed scope changes may be initiated by the Project Manager, Stakeholders, or any member of the project team. All change requests will be submitted to the Project Manager who will then evaluate the requested scope change. Upon acceptance of the scope change request the Project Manager will submit the scope change request to the Director and Tribal Administrator for acceptance. Upon approval of scope changes by the Project Manager will update all project documents and communicate the scope change to all stakeholders. Based on feedback and input from the Project Manager and Stakeholders, the Director, Tribal Administrator, or Tribal Council (or any combination thereof) is responsible for the acceptance of the final project deliverables and project scope.

The Tribal Council is responsible for formally accepting the project's final deliverable. This acceptance will be based on a review of all project documentation, testing results, results, and completion of all tasks.

## SCHEDULE MANAGEMENT PLAN

Project schedules for the Parking Lots to Affordable Housing Project will be created using MS Word and Excel for easy viewership. Activity definition will identify the specific work packages which must be performed to complete each deliverable. Activity sequencing will be used to determine the order of work packages and assign relationships between project activities. Activity duration estimating will be used to calculate the number of work periods required to complete work packages. Resource estimating will be used to assign resources to work packages to complete schedule development.

Once a preliminary schedule has been developed, it will be reviewed by the project team and any resources tentatively assigned to project tasks. The project team and resources must agree to the proposed work package assignments, durations, and schedule. Once this is achieved the Director will review and approve the schedule and it will then be baselined.

In accordance with the Wiyot Tribe's organizational standard, the following will be designated as milestones for all project schedules:

- Completion of scope statement and definitions
- Project schedule
- Approval of roles and responsibilities
- Approval of draft project budget
- Tribal Council approval to proceed
- Requirements definition approval
- Completion of surveys and data mapping
- Project implementation
- Acceptance of final deliverables

Roles and responsibilities for schedule development are as follows:

The Project Manager will be responsible for facilitating work package definition, sequencing, and estimating duration and resources with the project team. The Project Manager will also create the

project schedule and validate the schedule with the project team, stakeholders, and the Director. The Project Manager will obtain schedule approval from the Director and baseline the schedule.

The project team is responsible for participating in work package definition, sequencing, duration, and resource estimating. The project team will also review and validate the proposed schedule and perform assigned activities once the schedule is approved.

The Director will participate in reviews of the proposed schedule and approve the final schedule before it is baselined.

The Tribal Administrator will participate in reviews of the proposed schedule and assist in its validation. Generally, the designated signed for any project.

The Tribal Council will participate in final approval of the project. The project must be approved by the Tribal Council before initiation. Information must be provided to the Council upon request and be prepared for review by the Council at any time.

## QUALITY MANAGEMENT PLAN

All members of the Parking Lots to Affordable Housing Project team will play a role in quality management. It is imperative that the team ensures that work is completed at an adequate level of quality from individual work packages to the final project deliverable. The following are the quality roles and responsibilities for the Parking Lots to Affordable Housing Project:

The Tribal Council is responsible for approving all quality standards for the Parking Lots to Affordable Housing Project. The Director will review all project tasks and deliverables to ensure compliance with established and approved quality standards. Additionally, the Tribal Council will sign off on the final acceptance of the project deliverable.

All deliverables, final or otherwise, must conform with Wiyot Law, Federal Law, and any regulations assigned to the local jurisdiction. Deliverable requirements may be included in the NOFA as well as the project guidelines for any project, grant, or request that requires that deliverable.

The Project Manager is responsible for quality management throughout the duration of the project. The Project Manager is responsible for implementing the Quality Management Plan and ensuring all tasks, processes, and documentation are compliant with the plan. The Project Manager will work with vendors, tribal government, and local jurisdictions to establish acceptable quality standards. The Project Manager is also responsible for communicating and tracking all quality standards to the project team and stakeholders.

The remaining members of the project team, as well as the stakeholders, will be responsible for assisting the Project Manager in the establishment of acceptable quality standards. They will also work to ensure that all quality standards are met and communicate any concerns regarding quality to the Project

Manager.

Quality control for the Parking Lots to Affordable Housing Project will utilize tools and methodologies for ensuring that all project deliverables comply with approved quality standards, regulations, and applicable laws. To meet deliverable requirements and expectations, we must implement a formal process in which quality standards are measured and accepted. The Project Manager will ensure all quality standards and quality control activities are met throughout the project. If any changes are proposed and approved by the Tribal Council the Project Manager is responsible for communicating the changes to the project team and updating all project plans and documentation.

These process standards are in place to maximize project efficiency and minimize waste. For each process used throughout the project, the Project Manager will track and measure quality against the approved standards and ensure all quality standards are met. If any changes are proposed and approved by the Project Sponsor, the Project Manager is responsible for communicating the changes to the project team and updating all project plans and documentation.

## RISK MANAGEMENT PLAN

The approach for managing risks for the Parking Lots to Affordable Housing Project includes a methodical process by which the project team identifies, scores, and ranks the various risks. Every effort will be made to proactively identify risks ahead of time to implement a mitigation strategy from the project's onset. The most likely and highest impact risks were added to the project schedule to ensure that the assigned staff take the necessary steps to implement the mitigation response at the appropriate time during the schedule. The Project Manager will provide status updates on their assigned risks in the weekly project team meetings, but only when the meetings include their risk's planned timeframe.

Upon the completion of the project, during the closing process, the Project Manager will analyze each risk as well as the risk management process. Based on this analysis, the Project Manager will identify any improvements that can be made to the risk management process for future projects. These improvements will be captured as part of the lessons learned knowledge base.

## STAFFING MANAGEMENT PLAN

The Dishgamu Community Land Trust's Staffing plan is identified in the strategic plan document and is property of the Wiyot Tribe.

Director (Carrie Tully) – responsible for approval of all project-related materials to other departments and tribal staff. The Project Manager will report directly to the Director with progress reports and any questions for Tribal Administrator or Tribal Council.

Program Manager (Kristen Crooks) – responsible for all management for the Parking Lots to Affordable housing Project. The Project Manager is responsible for planning, creating, and/or managing all work activities, variances, tracking, reporting, communication, performance evaluations, staffing, and internal

coordination with functional managers.

Advancement Manager (David Cobb) – responsible for identifying funding sources for the project. This position continuously looks for foundation, philanthropy, or grant funding for all projects in the department.

Technical Writer (1 position) – responsible for compiling all project documentation and reporting into organizational formats. Responsible for assisting the Project Manager in Configuration Management and revision control for all project documentation. Responsible for scribing duties during all project meetings and maintaining all project communication distribution lists. The Technical Writer will be managed by the Project Manager who will also provide feedback to the functional manager for performance evaluations.

All resources must be approved by the appropriate functional manager before the resource may begin any project work. The project team may be co-located during this process and will be required to use VPN to access any files. NO ONLINE FILE SHARING SERVICE MAY BE USED FOR CREATION OR STORING OF WIYOT TRIBE'S DOCUMENTS.

## RESOURCE CALENDAR

The Parking Lots to Affordable Housing Project will require all project team members for the entire duration of the project although levels of effort will vary as the project progresses. The Project is scheduled to last one year with standard 40-hour work weeks. If a project team member is not required for a full 40-hour work week at any point during the project, their efforts outside of the Parking Lots to Affordable Housing Project will be at the discretion of their Functional Manager.



# 5. OTHER REQUIREMENTS



# COMPLIANCE WITH CITY POLICY

June 8, 2023

## Willingness to Comply

The Wiyot Tribe hereby affirms its commitment to comply with the City of Eureka's city policy, recognizing the importance of collaboration and mutual respect between tribal governments and local municipalities.

As sovereign entities, both the Wiyot Tribe and the City of Eureka recognize the need for effective communication, shared understanding, and cooperative efforts in addressing issues that impact the welfare and interests of our respective communities. Through this statement of compliance, the Wiyot Tribe acknowledges the authority and jurisdiction of the City of Eureka within its designated boundaries.

The Wiyot Tribe commits to:

1. Comply with the applicable laws, regulations, and policies set forth by the City of Eureka, recognizing the city's authority to govern within its jurisdictional boundaries. The City commits to work with the Tribe on all regulations and policies that directly conflict with Wiyot Tribal law and the sovereign rights of the Wiyot Tribe through negotiations set forth in the City responsibility statement.
2. Engage in open and transparent dialogue with the City of Eureka, fostering effective communication channels to address shared concerns and promote collaboration on matters of mutual interest.
3. Respect and honor the City of Eureka's policies related to land use, zoning, planning, and development within the city's jurisdiction, while seeking to ensure the protection and preservation of the Wiyot Tribe's cultural heritage and ancestral lands.
4. Collaborate with the City of Eureka on initiatives aimed at promoting economic development, environmental sustainability, public safety, and the overall well-being of the community.
5. Participate in regular consultations and meetings with representatives from the City of Eureka to discuss relevant issues, share information, and explore opportunities for partnership and cooperation.

This statement of compliance signifies the Wiyot Tribe's commitment to maintaining a constructive relationship with the City of Eureka, built on trust, respect, and shared objectives. By working together we aim to foster a prosperous and harmonious future for both the Wiyot Tribe and the City of Eureka.

Signed,



Michelle Vassel,

Tribal Administrator, Wiyot Tribe

# CONFLICT OF INTEREST STATEMENT

Ethics laws prohibit Government employees from having financial conflicts of interest. Through encoded policy, The Wiyot Tribe ensures that all contracts are awarded and administered free from improper influence or even the appearance of impropriety.

## Financial Conflicts

Criminal law prohibits tribal employees from working on a government matter (such as a contract) that would affect the employees' financial interests. This prohibition also covers the financial interest of certain other persons such as:

- A spouse
- Minor child
- general partner
- An organization in which you serve as an employee, officer, director, trustee or general partner; and
- A person with whom you are seeking or have an arrangement for future employment.

All employees are required to notify the Tribal Administrator of any potential conflicts of interest and will be required to follow all applicable laws including reporting up to removal from projects. When awarded all current employees and board members working on the project will be required to report any conflict of interest. If any conflict of interest is discovered, the Wiyot Tribal Policy will be followed.

# BUSINESS LICENSE

June 8, 2023

The Wiyot Tribe and the Dishgamu Community Land Trust (DCLT) hereby affirm their commitment to operate with a legitimate business license, recognizing the importance of adhering to local regulations and ensuring the integrity of their business activities.

By operating with a legitimate business license, the Wiyot Tribe and DCLT affirm their commitment to responsible and ethical business practices. This commitment underscores their dedication to the principles of good governance, accountability, and compliance with the laws and regulations governing their respective jurisdictions.

You will find a copy of the Dishgamu Humboldt Community Land Trust attached to this response.

Signed,



Michelle Vassel,  
Tribal Administrator, Wiyot Tribe



Carrie Tully,  
Director, Dishgamu Community Land Trust


**CITY OF EUREKA, CA**  
531 K STREET EUREKA, CA 95501-1165 PHONE (707) 441-4120  
**BUSINESS LICENSE**



Ted Hernandez  
Dishgamu Humboldt Community Land Trust  
1000 Wiyot Dr  
Loleta, CA 95551

**LICENSE YEAR:** 2023  
**LOCATION:** 1000 Wiyot Dr Loleta CA 95551  
**LICENSE TYPE:** Services  
**LICENSE NUMBER:** BL-3622  
**ISSUED DATE:** May 10, 2023  
**EXPIRATION DATE:** December 31, 2023

**This license is issued without verification that the licensee is subject to or exempt from licensing by the State of California.**

  
\_\_\_\_\_  
Finance Director

**NOTICE**

Any transfer, change of use or occupancy may require review by the City Design Review Committee. This review takes time. The committee meets twice each month. This license does not signify compliance with any regulatory codes of the City of Eureka including but not limited to building, fire and zoning laws.

**THIS LICENSE MUST BE DISPLAYED IN A CONSPICUOUS PLACE**

# INSURANCE AND INDEMNIFICATION

The Wiyot Tribe agrees to obtain necessary insurances as required by the City of Eureka listed in the RFP when selected as the Developer.



**CREDIT REPORT  
AUTHORIZATION  
FORM**

By my signature below I, Michelle Vassel (print name), authorize the City of Eureka to obtain a Consumer Credit Report on the Wiyot Tribe.

This authorization is valid for purposes of verifying information given pursuant to employment, leasing, rental, business negotiations, or any other lawful purpose covered under the Fair Credit Reporting Act (FCRA).

By my signature below, I hereby authorize all corporations, former employers, credit agencies, educational institutions, law enforcement agencies, city, state, county and federal courts and agencies, military services and persons to release all information they may have about me including criminal and driving history. This authorization shall be valid in original or copy form.

Social Security Number: (FEIN) 94-27145

Current Street Address: 1000 Wiyot Dr.

City: Loleta State: California

Signature:  Date: June 8, 2023

The principal purpose of the information provided is to establish the unique identification of the government entity.

**Instructions:** You may submit one form for the principal government agency and all subsidiaries sharing the same TIN. Subsidiaries with a different TIN must submit a separate form. Fields marked with an asterisk (\*) are required. Hover over fields to view help information. Please print the form to sign prior to submittal. You may email the form to: vendors@fiscal.ca.gov, or fax it to (916) 576-5200, or mail it to the address above.

Principal Government Agency Name\*

Remit-To Address (Street or PO Box)\*

City\*  State \*  Zip Code\*+4

Government Type:  City  County  Special District  Federal  Other (Specify)  Federal Employer Identification Number (FEIN)\*

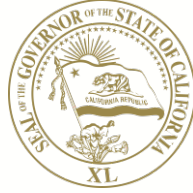
List other subsidiary Departments, Divisions or Units under your principal agency's jurisdiction who share the same FEIN and receives payment from the State of California.

Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>
Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>
Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>
Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>

Contact Person\*  Title

Phone number\*  E-mail address

Signature\*  Date



## OFFICE OF THE GOVERNOR

September 25, 2020

### STATEMENT OF ADMINISTRATION POLICY

#### *Native American Ancestral Lands*

On June 18, 2019, Governor Gavin Newsom issued [Executive Order N-15-19](#), which acknowledges and apologizes on behalf of the State for the historical “violence, exploitation, dispossession and the attempted destruction of tribal communities” which dislocated California Native Americans from their ancestral land and sacred practices. The destructive impacts of this forceful separation persist today, and meaningful, reparative action from the State of California (State) can begin to address these wrongs in an effort to heal its relationship with California Native Americans.

In addition, Executive Order N-15-19 reaffirms and incorporates by reference the principles of government-to-government engagement established by [Executive Order B-10-11](#) (“it is the policy of the administration that every state agency and department subject to executive control is to encourage communication and consultation with California Native American tribes”). The State continues to work with California tribes on a government-to-government basis to address issues concerning Native American tribal self-government and tribal trust resources.

Consistent with the goals of such Executive Orders, and in the spirit of truth and healing in recognition of past harms done to California Native American communities, it is the policy of this administration to encourage every State agency, department, board and commission (collectively, “entities”) subject to my executive control to seek opportunities to support California tribes’ co-management of and access to natural lands<sup>1</sup> that are within a California tribe’s ancestral land and under the ownership or control of the State of California, and to work cooperatively with California tribes that are interested in acquiring natural lands in excess of State needs.

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<sup>1</sup> As defined in Section 9001.5(d)(2) Public Resources Code.



Any action taken in accordance with this Policy shall: (i) comply with all applicable laws and regulations, including those governing surplus and excess lands; (ii) occur in consultation with California tribes pursuant to Executive Orders N-15-19 and B-10-11; and (iii) not conflict with the Governor's stated policy priorities, such as housing and homelessness and climate action.

## **I. PURPOSE**

The purpose of this Policy is to partner with California tribes to facilitate tribal access, use, and co-management of State-owned or controlled natural lands and to work cooperatively with California tribes that are interested in acquiring natural lands in excess of State needs in order to, among other things:

- Support tribal self-determination and self-government;
- Facilitate the access of California Native Americans to sacred sites and cultural resources;
- Improve the ability of California Native Americans to engage in traditional and sustenance gathering, hunting and fishing;
- Partner with California tribes on land management and stewardship utilizing Traditional Ecological Knowledges;
- Reduce fractionation of tribal lands; and
- Provide opportunities for education, community development, economic diversification, and investment in public health, information technology and infrastructure, renewable energy, water conservation, and cultural preservation or awareness.

## **II. ACTIONS ALIGNED WITH THIS POLICY**

Actions taken in accordance with this Policy could include, but would not be limited to:

- Entering into memoranda of understanding to allow for access to or co-management of natural lands under the ownership or control of the State with California tribes with ancestral lands located in such areas;
- Grantmaking to assist California tribes with procurement, protection or management of natural lands located within their ancestral territories, subject to available resources;

- When natural lands under the ownership or control of the State are in excess of State needs, working cooperatively within existing statutory and regulatory frameworks with the California tribes that have ancestral territory within those lands and are interested in acquiring them, including by prioritizing tribal purchase or transfer of land; and
- Adopting preferential policies and practices for California tribes to access natural lands under the ownership or control of the State that are located within a California tribe's ancestral lands, including coordinating with local governments to zone natural land in excess of State needs in a way conducive to tribal access and use.

### **III. ACCESS TO INFORMATION**

In implementing this Policy, State entities are encouraged to facilitate California tribal government access to existing information concerning land that may be of interest to California tribes.



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Gavin Newsom  
Governor of California



**RESOLUTION OF THE  
WIYOT TRIBE**

**RESOLUTION 23-11**

**TO AUTHORIZE THE SUBMISSION OF RESPONSE TO CITY OF EUREKA'S  
REQUEST FOR PROPOSALS FOR HOUSING ON CITY OWNED PROPERTIES:  
PARKING LOTS AT 5<sup>TH</sup> AND D STREET AND 6<sup>TH</sup> AND L STREET**

**WHEREAS:** The Wiyot Tribe is a federally recognized Indian Tribe with inherent powers of self-government protected by federal law and the Tribe's Constitution; and

**WHEREAS:** the Wiyot Tribe Council is the governing body of the Wiyot Tribe under the authority of the Constitution of the Tribe; and

**WHEREAS:** the Wiyot Tribe is eligible and has the authority and administrative capability to and develop and manage projects, and apply for and manage grants and contracts to fund those projects; and

**Whereas:** The Dishgamu Humboldt Community Land Trust was created to restore balance to the Wiyot ancestral territory that has been disrupted by settler colonialism, and for the purposes of Wiyot land and culture conservation, protection, and acquisition; land stewardship; affordable, safe and healthy housing; and other property-related activities for the collective benefit of Wiyot Citizens; and

**Whereas:** Since its creation, the Dishgamu Humboldt Community Land Trust has functioned and operated as an arm or department of the Wiyot Tribe, and not as an unincorporated association separate and apart from the Wiyot Tribe; and


**Whereas:** the City of Eureka, in accordance with its adopted and certified 2019-2027 Housing Element, desires to increase the supply of affordable housing by providing sites for the development of very-low-and low-income housing; and the City has determined City owned Parking lots at 5<sup>th</sup> and D Street and 6<sup>th</sup> and L Street Parcels to be suitable sites for the development of affordable housing and, development of affordable housing will address a significant need within the City of Eureka for additional affordable housing units; and;


**NOW, THEREFORE BE IT RESOLVED** that the Tribal Council of the Wiyot Tribe hereby authorize the submission of Response to City of Eureka's Request for Proposals for Housing on City Owned Properties Parking Lots at 5<sup>th</sup> and D Street and 6<sup>th</sup> and L Street by Dishgamu Humboldt Community Land Trust.

**BE IT FURTHER RESOLVED**, that the Tribal Administrator, Michelle Vassel, is authorized to act on behalf of the Tribe as Authorized Organizational Representative for the purposes of submitting the proposal to the City of Eureka.

**C-E-R-T-I-F-I-C-A-T-I-O-N**

This is to certify that Resolution 23-11 was approved by telephone vote of the Wiyot Tribal Council on June 06, 2023 at which a quorum was present, and that this Resolution was adopted by a vote of 6 HI' (Yes), 0 GIYAWL (No), and 0 Abstentions. This Resolution has not been rescinded or amended in any way.

  
\_\_\_\_\_  
Ted Hernandez, Chairman  
Wiyot Tribe

  
\_\_\_\_\_  
Marnie Atkins, Secretary  
Wiyot Tribe



Wiyot Tribe  
Dishgamu Humboldt Community Land Trust  
1000 Wiyot Dr. Loleta, CA 95551

Contact:  
Michelle Vassel, Tribal Administrator  
[michelle@wiyot.us](mailto:michelle@wiyot.us)  
(707) 733-5055