

Jurisdiction	Eureka	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/31/2019 - 08/31/2027

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	1
	Non-Deed Restricted	0
Low	Deed Restricted	4
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		16
Total Units		46

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	3	4	4
2 to 4 units per structure	14	12	4
5+ units per structure	62	5	51
Accessory Dwelling Unit	27	25	17
Mobile/Manufactured Home	0	0	0
Total	106	46	76

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	33	46
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	58
Number of Proposed Units in All Applications Received:	429
Total Housing Units Approved:	429
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	42	76
Discretionary	16	353

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	16
Number of Units in Applications Submitted Requesting a Density Bonus	329
Number of Projects Permitted with a Density Bonus	2
Number of Units in Projects Permitted with a Density Bonus	4

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

Table A2															
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							37	0	12	15	0	9	33		106
001-254-005	001-254-009	1435 7TH	(N) 630SF SFD	B-23-893	SFD	R								1/4/2024	1
001-254-005	001-254-009	1435 7TH	(N) attached 630SF ADU	B-23-893	ADU	R							1	1/4/2024	1
	006-201-028	2260 16TH	Pre-manufactured 496SF ADU w/ 160SF deck	B-23-1423	ADU	R			1					1/26/2024	1
	008-221-016	830 ALLARD, EUREKA, Ca 95503	Mobile Tiny House on Wheels Connection	B-24-568	ADU	R			1					8/20/2024	1
	012-056-001	1202 HENDERSON, EUREKA, Ca 95501	Legitimize Existing 450SF ADU	B-24-547	ADU	R			1					6/7/2024	1
	002-053-004	1825 2ND, EUREKA, Ca 95501	Legitimize unpermitted 120SF ADU	B-24-214	ADU	R			1					5/3/2024	1
	010-111-015	3539 E, EUREKA, Ca 95503	Convert 540SF detached garage to ADU	B-24-668	ADU	R						1		8/12/2024	1
	004-121-007	115 15TH, EUREKA, Ca 95501	Convert Attached Garage to 475SF ADU	B-24-365	ADU	R			1					6/27/2024	1
	010-271-005	3328 E, EUREKA, Ca 95503	(N) 874SF Detached Garage with 840SF ADU above	B-24-1017	ADU	R						1		12/20/2024	1
	009-141-002	307 W BUHNE, EUREKA, Ca 95501	Convert (E) Garage 1st floor to 584 SF ADU, additional unit above to remain	B-24-910	ADU	R						1		10/17/2024	1
	001-091-006	236 G, EUREKA, Ca 95501	(N) 4 Story Mixed Use Building (13)	B-24-799	5+	R							13	10/23/2024	13
	002-182-010	1206 BAY, EUREKA, Ca 95501	Convert garage to 258SF ADU	B-24-692	ADU	R			1					9/25/2024	1
	009-125-006	2146 CALIFORNIA, EUREKA, Ca 95501	Divide existing SFR to create 489SF JADU	B-24-690	ADU	R			1					9/6/2024	1
	009-125-006	2146 CALIFORNIA, EUREKA, Ca 95501	Convert detached structure into 494SFADU	B-24-690	ADU	R			1					9/6/2024	1
	009-073-001	3230 HILER, EUREKA, Ca 95503	Housing Authority (N) 44 Unit Apartment Complex	B-24-646	5+	R	35		8				1	10/25/2024	44
	002-182-006	1264 BAY, EUREKA, Ca 95501	Convert (E) Garage to 750SF ADU with 436 SF garage	B-24-593	ADU	R						1		8/9/2024	1
	006-262-010	1630 HARRISON, EUREKA, Ca 95501	Convert 528SF detached carriage house w/ 440SF Addition to 968SF ADU	B-24-555	ADU	R						1		10/31/2024	1
	009-193-009	3438 SUMMER, EUREKA, Ca 95503	490SF ADU Addition to Detached Garage	B-24-539	ADU	R			1					6/24/2024	1
	012-131-018	2420 P, EUREKA, Ca 95501	(N) 384SF Detached ADU	B-24-503	ADU	R			1					6/11/2024	1

	002-212-007	1521 3RD, EUREKA, Ca 95501	Demo (E) Carriage House (N) 830SF ADU	B-24-496	ADU	R	1						8/9/2024	1
	002-062-004	1731 3RD, EUREKA, Ca 95501	New detached 850 SF ADU	B-24-495	ADU	R	1						8/9/2024	1
	011-203-010	3321 L, EUREKA, Ca 95503	Convert (E) Garage to 624 SF ADU	B-24-487	ADU	R				1			6/4/2024	1
	004-182-012	251 15TH, EUREKA, Ca 95501	Convert 2nd Story of Residence to 1,160 SF ADU	B-24-477	ADU	R					1		6/3/2024	1
	008-022-028	719 W Buhne, Eureka	(N) 5-Plex	B-24-610	5+	R						5	9/6/2024	5
	010-061-018	2920 A, EUREKA, Ca 95501	(N) 1575SF Duplex (789SF per unit)	B-24-315	2 to 4	R						2	10/18/2024	2
001-254-005	001-254-010	1429 7TH, EUREKA, Ca 95501	630SF SFD	B-24-310	SFD	R				1			5/20/2024	1
001-254-005	001-254-010	1429 7TH, EUREKA, Ca 95501	Attached 630SF ADU	B-24-310	ADU	R				1			5/20/2024	1
	005-022-004	721 11TH, EUREKA, Ca 95501	(N) 4plex with detached garages	B-24-188	2 to 4	R						4	4/2/2024	4
	010-053-005	2822 C, EUREKA, Ca 95501	Convert detached garage to 396 SF ADU	B-24-119	ADU	R			1				5/26/2024	1
	010-261-021	257 Hodgson, Eureka	Duplex per SB9 (1,595 sf per unit)	B-24-39	2 to 4	R						2	5/1/2024	2
	010-261-021	257 Hodgson, Eureka	Attached 720 SF ADU	B-24-39	ADU	R						1	5/1/2024	1
	010-293-024	320 Ponderosa, Eureka	(N) 1,328SF SFD w/ attached ADU	B-24-4	SFD	O						1	1/24/2024	1
	010-293-024	320 Ponderosa, Eureka	Attached 804SF ADU	B-24-4	ADU	R						1	1/24/2024	1
	001-06-002	216 3rd	Interior Remodel Convert to Hostel with 5 units of workforce housing	B-23-910	2 to 4	R				4			8/20/2024	4
008-182-003	008-182-024	963 W HARRIS, EUREKA, Ca 95503	new construction 2 427SF primaries attached to 2 427SF ADUs (creating 4plex)	B-24-520	2 to 4	R			2				8/14/2024	2
008-182-003	008-182-024	963 W HARRIS, EUREKA Ca 95503	new construction 2 427SF ADUs attached to 2 427SF primaries (creating 4plex)	B-24-520	ADU	R			2				8/14/2024	2
	010-093-009	3376 Lowell St, Eureka, CA 95503	Convert downstairs of SFD into a 670 SF ADU	B-23-1223	ADU	R				1			9/26/2024	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9				
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits				
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income						
			1	0	4	15	0	10	16		46				
007-012-008	2156 FAIRFIELD ST	CONVERT 426SF GARAGE TO ADU				1					1/3/2024	1			
013-064-003	2024 HARRIS ST	DETACHED GARAGE 480SF ADU CONVERSION				1					1/3/2024	1			
001-254-009	1435 7TH	(N) 630SF SFD						1			1/5/2024	1			
001-254-009	1435 7TH	(N) attached 630SF ADU						1			1/5/2024	1			
006-201-028	2260 16TH	Pre-manufactured 496SF ADU w/ 160SF deck				1					1/30/2024	1			
010-261-022	255 HODGSON ST	1,638 SF SFR							1		5/21/2024	1			
010-261-022	255 HODGSON ST	697 SF ADU ABOVE NEW SFR						1			5/21/2024	1			
008-221-016	830 ALLARD, EUREKA, Ca 95503	Mobile Tiny House on Wheels Connection				1					8/28/2024	1			
012-056-001	1202 HENDERSON, EUREKA, Ca 95501	Legitimize Existing 450SF ADU				1						6/7/2024	1		
002-053-004	1825 2ND, EUREKA, Ca 95501	Legitimize unpermitted 120SF ADU				1							5/13/2024	1	
010-111-015	3539 E, EUREKA, Ca 95503	Convert 540SF detached garage to ADU						1						8/16/2024	1
004-121-007	115 15TH, EUREKA, Ca 95501	Convert Attached Garage to 475SF ADU				1									7/23/2024
009-141-002	307 W BUHNE, EUREKA, Ca 95501	Convert (E) Garage 1st floor to 584 SF ADU, additional unit above to remain						1			10/23/2024	1			
009-125-006	2146 CALIFORNIA, EUREKA, Ca 95501	Divide existing SFR to create 489SF JADU				1					9/6/2024	1			
009-125-006	2146 CALIFORNIA, EUREKA, Ca 95501	Convert detached structure into 494SFADU				1					9/6/2024	1			

002-182-006	1264 BAY, EUREKA, Ca 95501	Convert (E) Garage to 750SF ADU with 436 SF garage						1		10/1/2024	1
006-262-010	1630 HARRISON, EUREKA, Ca 95501	Convert 528SF detached carriage house w/ 440SF Addition to 968SF ADU							1	11/4/2024	1
012-131-018	2420 P, EUREKA, Ca 95501	(N) 384SF Detached ADU					1			8/29/2024	1
002-212-007	1521 3RD, EUREKA, Ca 95501	Demo (E) Carriage House (N) 830SF ADU	1							9/24/2024	1
011-203-010	3321 L, EUREKA, Ca 95503	Convert (E) Garage to 624 SF ADU						1		6/21/2024	1
004-182-012	251 15TH, EUREKA, Ca 95501	Convert 2nd Story of Residence to 1,160 SF ADU							1	6/4/2024	1
008-022-028	719 W Buhne, Eureka	(N) 5-Plex							5	10/30/2024	5
010-061-018	2920 A, EUREKA, Ca 95501	(N) 1575SF Duplex (789SF per unit)							2	11/20/2024	2
001-254-010	1429 7TH, EUREKA, Ca 95501	630SF SFD						1		5/29/2024	1
001-254-010	1429 7TH, EUREKA, Ca 95501	Attached 630SF ADU						1		5/29/2024	1
005-022-004	721 11TH, EUREKA, Ca 95501	(N) 4plex with detached garages							4	4/23/2024	4
010-053-005	2822 C, EUREKA, Ca 95501	Convert detached garage to 396 SF ADU					1			5/28/2024	1
010-293-024	320 Ponderosa, Eureka	(N) 1,328SF SFD w/ attached ADU							1	2/21/2024	1
010-293-024	320 Ponderosa, Eureka	Attached 804SF ADU							1	2/21/2024	1
001-06-002	216 3rd	Interior Remodel Convert to Hostel with 5 units of workforce housing					4			9/4/2024	4
008-182-024	963 W HARRIS, EUREKA, Ca 95503	new construction 2 427SF primaries attached to 2 427SF ADUs (creating 4plex)				2				8/29/2024	2
008-182-024	963 W HARRIS, EUREKA Ca 95503	new construction 2 427SF ADUs attached to 2 427SF primaries (creating 4plex)				2				8/29/2024	2
010-093-009	3376 Lowell St, Eureka, CA 95503	Convert downstairs of SFD into a 670 SF ADU						1		10/9/2024	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name*	10						11	12		
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			37	0	0	10	0	7	22		76	
007-012-008	2156 FAIRFIELD ST	CONVERT 426SF GARAGE TO ADU				1				12/6/2024	1	
013-064-003	2024 HARRIS ST	DETACHED GARAGE 480SF ADU CONVERSION				1				11/8/2024	1	
003-131-022	1240 BROADWAY	Construction of 2 residential units totaling 2,102SF within existing commercial building.							2	5/4/2024	2	
002-182-002	1214 BAY	New construction 923SF ADU							1	7/19/2024	1	
008-112-014	1508 ALLARD	Pre-manufactured 667SF ADU						1		7/25/2024	1	
004-171-008	298 HILLSDALE	Convert Garage to 400SF ADU				1				9/17/2024	1	
001-254-009	1435 7TH	(N) 630SF SFD						1		5/16/2024	1	
001-254-009	1435 7TH	(N) attached 630SF ADU						1		5/16/2024	1	
011-043-002	2608 J	Convert Detached Garage to 455SF ADU				1				12/12/2024	1	
007-012-004	2160 PROGRESS	Convert (E) 400SF Detached Garage to ADU				1				5/1/2024	1	
006-201-028	2260 16TH	Pre-manufactured 496SF ADU w/ 160SF deck				1				6/5/2024	1	
002-064-006	1805 4TH ST	Add 2 units to (E) 18 units Ke-Mey-Ek' Place	2							7/2/2024	2	
010-261-022	255 HODGSON ST	1,638 SF SFR							1	8/19/2024	1	
010-261-022	255 HODGSON ST	697 SF ADU ABOVE NEW SFR						1		8/19/2024	1	
008-221-016	830 ALLARD, EUREKA, Ca 95503	Mobile Tiny House on Wheels Connection				1				9/11/2024	1	

012-056-001	1202 HENDERSON, EUREKA, Ca 95501	Legitimize Existing 450SF ADU				1			
002-053-004	1825 2ND, EUREKA, Ca 95501	Legitimize unpermitted 120SF ADU				1			
010-111-015	3539 E, EUREKA, Ca 95503	Convert 540SF detached garage to ADU						1	
004-121-007	115 15TH, EUREKA, Ca 95501	Convert Attached Garage to 475SF ADU				1			
010-261-021	259 Hodgson St (3143 Williams)	SB9 Duplex with 1,276SF and 1,220SF attached units							2
001-052-004	329 2ND, EUREKA, Ca 95503	(N) Mixed Use 13 Units							13
009-281-054	3630 PINE, EUREKA, CA 95503	1372SF SFD							1
009-281-054	3630 PINE, EUREKA, CA 95503	Detached 750SF ADU						1	
010-293-023	304 PONDEROSA CT, Eureka	1,444SF SFD							1
010-293-023	304 PONDEROSA CT, Eureka	705 SF ADU						1	
001-261-020	1720 7TH, Eureka	Laurel Canyon 36 unit apt complex (senior)	35						1

6/7/2024	1
9/11/2024	1
10/29/2024	1
11/5/2024	1
1/5/2024	2
4/15/2024	13
12/23/2024	1
12/23/2024	1
7/31/2024	1
7/31/2024	1
2/28/2024	36

Jurisdiction	Eureka	
Reporting Year	2024 (Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	08/31/2019 - 08/31/2027

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/30/2019	2										3	4
			2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	231	-	-	-	-	-	2	1	-	-	-	8	223
	Non-Deed Restricted		-	-	1	4	-	-	-	-	-	-		
Low	Deed Restricted	147	-	-	-	-	36	-	4	-	-	-	82	65
	Non-Deed Restricted		-	-	-	7	10	10	15	-	-	-		
Moderate	Deed Restricted	172	-	-	-	-	-	-	-	-	-	-	48	124
	Non-Deed Restricted		2	3	4	4	18	7	10	-	-	-		
Above Moderate		402	-	4	5	4	21	10	16	-	-	-	60	342
Total RHNA		952												
Total Units			2	7	10	19	85	29	46	-	-	-	198	754
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
	5 Extremely low-income Need		2										6	7
			2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		116	-	-	-	-	-	2	1	-	-	-	3	113

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

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

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

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

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

- VLI Deed Restricted
- VLI Non Deed Restricted

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
IMP H-1 Annual Evaluation of Implementation Programs and Annual Housing Production Report	<p>Action One: Each year, produce a series of graphs/tables outlining the total number of housing units created in the City, classified by category (such as single-family, multi-family, etc.) and, where feasible, affordability level. The graphs/tables will also include an on-going 10-year trend analysis of housing units created to evaluate the current year relative to past trends.</p> <p>Action Two: Based on the above graphs/tables, evaluate the City's efforts over the previous year to enact the implementation measures of the Housing Element, determine which efforts were most effective, and which efforts/programs need to be improved. The graphs, tables, and evaluation of City efforts will then be incorporated into a summary report.</p> <p>Action Three: Provide the annual report to the City's Planning Commission, and City Council. The report will be available to the general public.</p>	<p>Annually 2020-2027</p>	<p>Ongoing. Staff prepared and presented the summary reports and a PowerPoint presentation with graphs and tables for 2019-20, 2021, 2022, and 2023 to the Planning Commission and City Council in March-May of each year (the 2023 report was presented to Planning Commission on March 13, 2024 and City Council on March 19, 2024).</p>
IMP H-2: Ongoing Evaluation and Refinement of Development Regulations	<p>Action One: At the end of each calendar year, evaluate the City's development regulations, based on staff experience and community feedback, to determine if any City development regulations have proven to be unnecessarily burdensome or detrimental to the production of housing over the course of the year. Hold a community workshop once every 2 years for members of the public to present their ideas for zoning code modifications.</p>	<p>Annually and biennially 2020-2027. All revisions to be adopted within one year of</p>	<p>Ongoing. In May 2019, the City Council adopted an ordinance repealing and replacing Eureka Municipal Code Chapter 155 (the Zoning Code) and the new code became effective on June 20, 2019. The City Council has since adopted five annual clean-up amendments at their meetings on August 18, 2020, July 6, 2021, February 15, 2022, November 1, 2022 and October 17, 2023 (the February 2022 amendment was an extra amendment primarily to incorporate the provisions from SB 9 and SB 478). In the latest 2023 cleanup amendment, the City</p>

	<p>Action Two: Provide the findings to the Planning Commission and City Council. City Council may direct staff to add, modify, or eliminate City development regulations that restrain or impede the production of housing.</p>	<p>being identified.</p>	<p>made significant changes to its accessory dwelling unit regulations to ensure compliance with current State ADU and Junior ADU law and to reduce the deadline for City action on accessory dwelling unit applications from 60 days to 45 days (an action proposed in the City's successful pro-housing designation application). Other pro-housing changes in the latest 2023 amendment included adding emergency shelters as a principally permitted use in the Public Facilities zoning district, and removing the requirement for Design Review Approval for residential projects with four or fewer residential units, including mixed-use developments with at least two-thirds of the square footage designated for residential use, as well as for transitional, supportive, emergency and farmworker housing.</p> <p>Staff also spent time in 2024 presenting a three-part educational series to City Council on design review/standards, resulting in Council providing direction to Staff to update the Zoning Code to strengthen the City's objective design standards and remove subjective Design Review entirely, which will make most approvals of housing developments ministerial (unless the development is in the Coastal Zone, in the Hospital Medical District, or on a property on the Local Register of Historic Places). Staff has hired a consultant to help with this code update work.</p> <p>Public hearings have been held during the Planning Commission and City Council meetings for each of the five Zoning Code clean-up amendments which have been implemented since the 2019 comprehensive update, although the City has not held a community meeting specifically for the purpose of inviting the public to present their ideas for zoning code modifications.</p> <p>Planning Staff has found that a more effective way of finding ways to improve the code is by tracking issues that arise and complaints/suggestions made by community members, Staff, Planning Commission, and City Council during implementation of the code (i.e., as a result of code application to specific projects). The Planning Division keeps a "Zoning Code Refinement</p>
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			<p>Spreadsheet” and all Planning Staff members are actively encouraged and requested to add ideas for code improvements as they arise in their day-to-day work implementing the code. During the Planning Division’s weekly group problem-solving sessions, discussions about how to apply the code to particular situations often result in new ideas added to the spreadsheet, which then become the basis for the next annual code cleanup amendment.</p> <p>Currently there are over 100 distinct suggested code updates in the Zoning Code Refinement Spreadsheet (with more added every week) to be incorporated during the next annual cleanup amendment, hopefully in 2025. The goal is to prioritize the Local Coastal Program (LCP) and associated Waterfront Specific Plan, and work on the next Zoning Code Annual Update once the LCP is adopted and submitted to the Coastal Commission for certification. Staff cannot take on multiple long-range planning projects at once because of capacity issues: until September 2019, just three months before the Housing Element was adopted by the City of Eureka, the City’s Planning Division was overseen by a Development Services Director, and staffed by an Administrative Assistant and eight full-time Planners. In 2023 and 2024, the budget was reduced to just five full-time Planner positions in addition to the Director and Admin, and the Planning Division lost two of those five Planners in 2024, and a third retired at the beginning of March 2025. The Planning Division therefore will only have two Planners continuing in 2025 (one with only 1.5 years of experience in Planning), with three new Planners to be trained. Regardless of capacity issues, in 2025, Staff will also work on a mechanism to allow community members to directly suggest ideas for zoning code modifications on an ongoing basis.</p>
<p>IMP H-3: Revision of Specific Development Regulations</p>	<p>Action One: Actively pursue Coastal Commission Certification of a substantially reformed City of Eureka Local Coastal Program that allows the following types of regulations and development options that support and</p>	<p>2023 (Action One); 2024 (Actions Two and Three)</p>	<p>In progress. The City of Eureka is in the process of updating our Local Coastal Program (LCP), which includes a comprehensive update of both the Land Use Plan (Coastal Element of the General Plan) and the Implementation Plan (Coastal Zoning Code). In 2022</p>

	<p>promote the creation of housing: increased residential density, increased floor area ratios, increased building height limits, reduced parking standards, condominiums, townhomes, small lot subdivisions, conservation subdivisions, urban lot subdivisions, internal conversions, Accessory Dwelling Units (ADUs), live/work units, mixed-use developments, dense multi-story developments with upper floor residential, tiny houses, efficiency dwelling units, micro-units, shared housing, owner-occupied affordable housing, local affordable housing density bonuses, Affordable-by-design incentives, parking reduction incentives, and other housing-friendly regulatory options already allowed by the City outside of the Coastal Zone.</p> <p>Action Two: Comprehensively update the City's subdivision regulations to improve readability both for staff and the public, ensure consistency with the Subdivision Map Act and other laws, and to provide clear regulatory paths forward for a diverse range of housing types such as small lot subdivisions and condominiums.</p> <p>Action Three: Comprehensively update the City's historic preservation regulations to incorporate modern best-practices for preserving historic structures, without unduly constraining the creation of housing.</p>		<p>and early 2023, City staff brought all draft chapters of the Land Use Plan to City Council and Planning Commission for review and comment, and incorporated comments made by Planning Commission, City Council, the public, and other agencies. City Staff then uploaded the revised draft chapters onto the City website in June 2023 to allow further public review and comment. In 2023, City Staff also began drafting the Implementation Plan portion of the LCP, and submitted two of five draft articles to the Coastal Commission Staff for initial review (we are yet to receive any comments), as well as met with the Coastal Commission Staff to discuss their comments on the revised draft of the Land Use Plan. Since May 2023 there have been various obstacles to finding time to work on the LCP update, as described further under IMP H-2 above. City Council identified the LCP update as a top priority in their 2023/2024 strategic vision and Staff is committed to local adoption of the LCP in 2025 as our top Housing Element Implementation priority, in addition to Imp H-34 (Affordable Housing on City-Owned Properties).</p> <p>The City will continue work to update the City's subdivision and historic preservation regulations. Although the City's subdivision regulations have not been comprehensively updated, the 2019 Comprehensive Zoning Code Update added subdivision alternatives such as small lot subdivisions and conservation subdivisions, and SB9 urban lot splits were later added in the February 2022 cleanup amendment. In the most recent 2023 cleanup amendment, maximum site coverage standards were removed for individual lots within a conservation subdivision to increase flexibility for developers. In 2024, Staff found a draft update to the City's subdivision regulations created in 2019 by the same consultant who worked on the City's 2019 comprehensive Zoning Code Update. This should expedite the update once Staff has capacity to work on it.</p>
<p>Imp H-4: Ongoing Evaluation and</p>	<p>Action One: Each year, evaluate the City's development related permit fees to ensure the City's fees are competitive with fees established</p>	<p>2020-2027</p>	<p>Ongoing. The City Council adopts updated fees at a public hearing at the beginning of each fiscal year and as needed throughout the year. Development Services Staff</p>

<p>Refinement of Permit Fees and Utility Connection Fees</p>	<p>by other jurisdictions in the region, and to ensure none of the City's fees substantially impede the production of housing.</p> <p>Action Two: Each year, evaluate the City's development related permit fees to determine if it is feasible to establish reduced fees for housing developments that are affordable and provide for the special housing needs of the community.</p> <p>Action Three: Through the annual fee schedule adoption process by the City Council, make appropriate recommendations for fee updates.</p> <p>Action Four: Evaluate the potential to reduce or eliminate building permit fees and/or impact fees for ADUs and/or affordable housing units</p>		<p>and Public Works - Engineering review Planning, Building and Public Works fees each year as part of this process and make recommendations for improvements. At their December 19, 2022 meeting, City Council adopted new water and sanitary sewer rates and impact fees based on a November 2022 Water and Sewer Rate and Connection Fee Study Final Report. The updated rate schedule is for Fiscal Years 2023-2027 with fees changing annually at the beginning of the Fiscal Year based on the adopted schedule. The Report is available online (Final_Draft_Report_with_Appendices.pdf) and includes detailed information on methodology, findings, and recommendations, including comparison of the City's current and proposed rates with other local agencies in Humboldt County. The City has no other development impact fees other than water, sewer and Humboldt Bay Fire. The City of Eureka waives all impact fees for accessory dwelling units.</p> <p>Development Services (Planning and Building) conducted a customer service survey in July 2023 of people who had applied for a permit in the previous two years and specifically asked whether respondents had participated in permitting processes in other cities and counties, and if so, how did the permitting cost compare. Only 30 people responded and opinions were split: 10 said Eureka was more expensive, 7 said Eureka was cheaper, and 13 said the cost was roughly equivalent. In 2024, after a series of educational presentations from the Development Services Director, Council gave direction for staff to update the code to strengthen objective design standards and do away with subjective Design Review Approvals which currently costs \$950 – this future change will result in significant cost savings for housing development applicants.</p>
<p>IMP H-5: Process Improvement Action Plan</p>	<p>Action One: Conduct a multi-department customer service survey aimed at property owners, business owners, and development professionals that have engaged in development processes in Eureka within the past two years of when the survey is issued.</p>	<p>2022</p>	<p>Complete. A survey was completed in 2023 with REAP funding sub-allocated by the Humboldt County Association of Governments. The City extracted names and addresses of people who applied for a Building and/or Planning permit within the past two years (2021-2022), created a survey through SurveyMonkey, and</p>

	<p>The purpose of the survey is to determine which City development review processes, permitting procedures, and customer service standards are the greatest obstacles to development, from the perspective of those individuals seeking to engage in development.</p> <p>Action Two: Following the survey reevaluate existing development-related procedures/processes, propose modifications, and implement workflow process improvements.</p> <p>Action Three: Following each survey provide update reports to the City Council regarding customer service improvement efforts. The City Council may direct staff to add, modify, or eliminate processes that restrain or impede the production of housing.</p>		<p>distributed the survey in July 2023. 599 emails were sent with a survey link and 2,386 postcards were mailed with a survey QR code. 61 people took the survey, which included 24 questions about permit processes and customer service. Staff analyzed the results and created a written report as well as a PowerPoint which was presented to City Council at their meeting on January 16, 2024. The City has already implemented process improvements since many survey respondents participated in the permitting process in 2021/22, including moving from paper to online permit applications through OpenGov for all Building and Planning permits (the OpenGov Building permit applications went live in 2023, and all OpenGov Planning permits went live by mid-November 2024).</p>
<p>IMP H-6: Public Improvements Required (PIR) Evaluation and Update</p>	<p>Action One: Evaluate existing regulations regarding PIRs; conduct a comprehensive review of the current best practices from other California communities; evaluate the implications of potential modifications; and develop a report of findings.</p> <p>Action Two: Provide the findings to the City Council. The City Council may direct staff to update policies and/or pertinent portions of the Eureka Municipal Code.</p>	<p>2020-2023</p>	<p>Not Yet Implemented. Public Works - Engineering had begun the process of evaluating the current Public Improvement Requirement (PIR) provisions and best practices from other jurisdictions; however, forward progress was stalled as a result of the pandemic, and other City projects. In 2023-2024, the Engineering Division lost its four most experienced Project Managers and its long-time Public Works Director. The City Engineer has been with the City since before the Housing Element was updated in 2019, but the next longest-serving employee was hired in 2022. The hope is to rebuild capacity and complete the PIR study during the current Housing Element cycle.</p> <p>One change to PIRs that has occurred during the current Housing Element cycle has to do with the replacement of sewer laterals. In an effort to meet new state and federal requirements for preventing entry of stormwater into the municipal sewer system, the City of Eureka adopted revisions to the City's Sewer Ordinance which became effective January 17, 2020. Additional changes were adopted in December of 2022 and went into effect on January 6, 2023. Together these changes shift responsibility for the portion of the sewer lateral located between the main and the property line to the owner of</p>

			<p>the property served by the lateral, and require upgrades based on the triggering actions listed in Eureka Municipal Code §50.202. This is due to the fact that there are aging sub-standard clay laterals throughout the City that are a threat to water quality, and the City’s sewer fund cannot meet the demand for replacement of defective laterals. The City offers low interest loans as well as the opportunity to pay a standard fee and have the City take on the project. More information on the lateral program can be found here: Sewer Lateral Ordinance Eureka, CA.</p>
<p>IMP H-7: Produce Housing- Development Related Educational/Promotional Materials</p>	<p>Action One: Produce a list of the existing development regulations/incentives that are most likely to stimulate the creation of housing and that property owners and private development professionals may find the most informative. The list is likely to include: small lot subdivisions, conservation subdivisions, urban lot split subdivisions, opportunities for internal conversions, accessory and junior accessory dwelling units, live/work units, mixed-use developments, dense multi-story developments with upper floor residential, tiny houses, efficiency dwelling units, micro-units, shared housing, owner-occupied affordable housing, local/State affordable housing density bonuses, Affordable-by-design incentives, parking reduction incentives, and opportunity zones. Action Two: Identify the education/promotional communication mediums that would be most effective at conveying the list of development regulations/incentives produced above to property owners and development professionals. The mediums most likely to be identified include: a new “Eureka Housing Regulations and Incentives” website with interactive mapping features, on-line videos, printed materials such as flyers and brochures, social media promotions, and direct mailings to property owners.</p>	<p>2020-2023</p>	<p>Complete. In 2022, the City secured a REAP program sub-allocation grant from the Humboldt County Association of Governments in part to complete this implementation measure, and spent \$10,000 in grant funds to complete this task prior to the REAP grant closeout report due date of May 31, 2024. The City completed 9 handouts on the existing development regulations/incentives most likely to stimulate the creation of housing (ADUs, Affordable-by-Design Housing, Infill Incentive Permits, Housing in Mixed-Use Districts, Parking Exemptions/Reductions, R1 District Allowances, R2/R3 District Allowances, Small Lot Subdivisions, and Tiny Houses on Wheels), as well as an online video explaining how community members can use the City’s Web GIS Viewer to find relevant information about their property, such as zoning information. The City created a new “Build Housing!” webpage on the City’s website to host the handouts and video: Housing Information Eureka, CA. The page also links to the City’s current grant/loan housing assistance programs and the City’s upcoming “Eureka Builds It” ADU financing program. The City paid for three months of digital advertisements in the Lost Coast Outpost and paper and digital advertisements in the Time Standard calling on property owners in Eureka to build more housing and alerting them to the fact that it’s easier than ever before (because the City has removed regulatory barriers, as discussed in the handouts). Digital advertisements link to the new housing webpage which</p>

	<p>Action Three: Produce custom educational/promotional materials for each of the above items utilizing the medium(s) most likely to stimulate housing. For instance, direct mailing of brochures may be the best method of promoting accessory dwelling units while a customized, interactive, map-based website may be the best method of promoting small lot subdivisions. Update educational/promotional materials as needed.</p> <p>Action Four: Make the materials produced above widely available. Ensure that staff is available on an on-going basis to respond to inquiries regarding development regulations, options, and incentives.</p>		<p>includes the handouts. Each handout was also featured in the City's monthly public newsletter (one per month), and was distilled into a corresponding social media advertisement, which were posted on the City of Eureka's Facebook and Instagram accounts.</p> <p>The City also revamped its website in 2023 to make the site more user-friendly (https://www.eurekaca.gov/) and created a separate Talk Eureka site (https://talk.eurekaca.gov/) through EngagementHQ that provides an interactive interface to allow the public to engage directly with City staff on specific projects.</p> <p>Planning Staff developed a Talk Eureka page dedicated to IMP H-34 (Affordable Housing on Publicly-owned Properties) which includes information, FAQs, and newsfeeds on each of the affordable housing projects and a forum for the public to ask questions and provide comments.</p>
<p>IMP H-8: Outreach and Training to Development and Real Estate Professionals</p>	<p>Action One: Generate and maintain a list of housing-related non-profits, realtors, design professionals, contractors, and other development and real estate professionals in Humboldt County. Update list annually.</p> <p>Action Two: At least once per year, distribute the City's housing-development related educational/promotional materials to individuals/organizations on the list.</p> <p>Action Three: At least once per year, present the City's housing-development related educational/promotional materials to industry groups (such as Realtor Associations, engineering associations, etc.).</p> <p>Action Four: Ensure that staff is available on an on-going basis to respond to inquiries regarding development regulations, options, and incentives.</p>	<p>2020-2027</p>	<p>Actions 1 and 2 Not Yet Implemented. Housing-development related educational/promotional materials were developed in 2024 (see Imp H-7); the plan is to generate a list of housing-related non-profits, realtors, design professionals, contractors, and other development and real estate professionals in Humboldt County (Action 1), and distribute the new promotional material to that list (Action 2) in 2025.</p> <p>Actions 3 Ongoing. The Development Services Director makes at least one presentation each year to outside agencies, nonprofits, community groups, etc., focused on housing development in the City. In February 2024, the Director presented to the Chamber of Commerce's Business and Industry and Government Affairs committees on parking management, affordable housing, Imp H-34 (Affordable Housing on Publicly-owned Properties), and Measure F (a citizen's initiative that implicated City-owned properties in Imp H-34). The Director also participated as a panel member for a Housing Roundtable for the Chamber Leadership Redwood Coast Fellows in July 2024, and fielded questions related to parking and housing at the League</p>

			<p>of Women Voters and Osher Lifelong Learning Institute Brown Bag Talk on the pros and cons of the November 5 ballot measures.</p> <p>Action 4 Ongoing. Development Services - Planning has an assigned "Planner-on-duty" who is available each day to provide free preliminary review of projects, and to answer any and all questions promptly and thoroughly, whether they are telephone calls, e-mails, and/or walk-in customers. Planners create a record of each inquiry and response (a "Pre" record) in the City's permitting database to prevent duplication of work and ensure consistency in the City's response. The City also has free and optional pre-application development review the second and fourth Thursday of each month on Zoom where a project proponent can submit a preliminary site plan and receive preliminary verbal feedback from various City departments and outside agencies (Planning, Building, Public Works, Fire, Caltrans, etc.).</p>
<p>IMP H-9: Residential Pre-Permitting Programs</p>	<p>See Housing Element for full text of actions. Action One: Establish a Preliminary Site Plan Approval Program (PSPAP) Action Two: Pre-approved Accessory Dwelling Unit (ADU) Plans Program: Action Three: Acquire funding to complete a Downtown Specific Plan and complete a CEQA analysis for the development of specific, high-priority parcels, with particular emphasis on creating dense, multi-story developments with upper floor residential units.</p>	<p>2020-2027(Action s One and Three); 2021-2024</p>	<p>Action One Not Yet Implemented. Planning Staff will work to advertise a Preliminary Site Plan Approval Program in 2025.</p> <p>Action Two Complete. The City was not successful with pre-approved ADU plans in the past; Humboldt Association of Realtors provided the City with four ADU designs for use by the general public in ~2007 and committed substantial time and expense to keeping them up-to-date for four years with changing Building and Energy Codes, but ultimately decided not to continue to update the plans in 2011 because none of the plans had been built. City Staff has tracked various information on ADUs developed in the City and after evaluating the data, continues to believe pre-approved plans will not be widely used: pre-approved plans are best for new-construction, detached ADUs, but in reviewing the ADU projects issued building permits in 2023, 64% were conversions of existing structures/space, and of those that were new construction, many were attached to or constructed above existing structures. Nevertheless, the</p>

			<p>City has established a program for preapproval of ADUs to comply with AB 1332.</p> <p>Action Three Complete. As for Action Three, the City completed an Old Town and Downtown Parking Study (see H-10) and developed a Waterfront Specific Plan (to be adopted in 2025) that covers the northern portion of the City’s mixed-use Core Area in the Coastal Zone (Old Town, Library District, and Commercial Waterfront). The plan area does not include the entire Core Area because through the RFP process for the plan’s consultant, the City realized it would be too complicated and expensive to have the plan area include both the Coastal Zone and Inland Zone portions of the Core Area. A CEQA Streamlining Guidance memo was prepared in conjunction with the Waterfront Specific Plan to provide guidance on how to streamline environmental review for discretionary projects in the plan area. This memo is applicable throughout the Core Area (including the Inland portion) and will be shared accordingly.</p>
<p>IMP H-10: Downtown Parking Management Plan</p>	<p>Action One: Secure funding. Action Two: Release RFP seeking a consultant to complete the Parking Management Plan. Action Three: Complete and implement the plan, incorporating recommendations throughout all City departments.</p>	<p>2020-2021 (Action One and Two); 2022 (Action Three)</p>	<p>Actions 1 and 2 Complete. Action 3 is ongoing. The Old Town and Downtown Parking Study was completed in June 2022 (found here: eureka.gov/DocumentCenter/View/2574/City-of-Eureka-Parking-Study-2022---Final-Report?bidId=), and in 2023, the City began to implement a variety of strategies contained in the report, including but not limited to adding public parking lot signage, marking on-street parking spaces for clarity/efficient use of space, adjusting parking time zones, and increasing parking fees in paid lots to fund necessary maintenance, such as sealing and line striping.</p> <p>In 2024, the City began parking enforcement (after a many year gap in enforcement) with the hiring of a full-time Parking Enforcement Officer. The City also began researching app-based parking payment options. As currently planned, the app-based system will initially apply exclusively to off-street parking in designated City parking lots, offering a more convenient way for users to</p>

			<p>pay. As part of this rollout, all parking lots will be updated with new signage designed to better explain the program and guide users on how to operate the software. Parking enforcement will also share detailed information on the City's webpage and social media as we approach the launch of the new system.</p> <p>This past year, the City also introduced a pilot program that allowed businesses to obtain parking permits for themselves and their employees to park in City lots. During the pilot phase, the permits were provided free of charge. Looking ahead, the City is evaluating the program's potential expansion, which may include a paid structure with a charge per permit for participating businesses. Feedback and insights gained during the pilot phase will play a crucial role in shaping this program as we prepare for implementation in 2025.</p> <p>These efforts reflect our commitment to creating a more organized and accessible parking system for everyone.</p>
<p>IMP H-11: Developable Lands Inventories and Recruitment</p>	<p>Action One: Analyze all parcels in the City and create/maintain a housing development site inventory of all parcels with the potential of hosting new or additional housing units.</p> <p>Action Two: Utilize the City's housing development site inventory to identify high-priority, City-owned sites with the best potential for development of the type and number of dwelling units most needed in the City. For each site, conduct a basic site constraint analysis and evaluate the potential for a range of development options. Share the preliminary analysis and concepts broadly, and discuss sale/development interest. Where appropriate, also share the City's educational and promotional materials.</p> <p>Action Three: Utilize the City's housing development site inventory to identify high-priority, privately-owned sites with the best potential for development of the type and</p>	<p>2021 (Action One); 2022 (Action Two); 2023 (Action Three); 2020-2027 (Action Four)</p>	<p>Ongoing.</p>

	<p>number of dwelling units most needed in the City. For each site, conduct basic site constraint analysis and evaluate the potential for a range of development options and incentives, such as: small lot subdivisions, conservation subdivisions, urban lot split subdivisions, internal conversions, accessory dwelling units and junior accessory dwelling units, live/work units, mixed-use developments, dense multi-story developments with upper floor residential, tiny houses, efficiency dwelling units, micro-units, shared housing, owner-occupied affordable housing, local affordable housing density bonuses, Affordable-by-design incentives, parking reduction incentives, opportunity zones, and other housing-friendly regulatory options. Contact the owners of each high priority site, share the preliminary analyses, and actively encourage owners to build or sell. Where appropriate, also share the City's educational and promotional materials.</p> <p>Action Four: Maintain RHNA site inventory, evaluating and counting each development that creates housing on all parcels identified in the Housing Element.</p>		
<p>IMP H-12: Accessory Dwelling Unit Assistance Program</p>	<p>See Housing Element for full text of action. Action One: Unpermitted ADU Amnesty Program. Action Two: ADU Ambassador Program. Action Three: Explore ADU Fee Reductions. Action Four: Annual Prefab Research Report. Action Five: Enhanced Outreach and Recruitment.</p>	<p>2023-2024 (Action One); 2024 (Action Two); 2020 and annually with fee review (Action Three); 2024 and 2027 (Action Four); 2021-2027 (Action Five)</p>	<p>Action One In Progress. The Planning Division is aware of unpermitted ADUs and has found a few examples of ADU amnesty programs in other jurisdictions, and would like to create a program where amnesty is given in return for a deed-restriction requiring affordable rent for a certain number of years. The Planning Division just hasn't had the capacity to write the amnesty ordinance and process the necessary Zoning Code amendment, as described under Imp H-2. The Planning Division is just barely capable of completing its immediate duties of responding to public inquiries, processing permit applications, and addressing State law requirements, with little to no time left over for code and policy revisions. The LCP update and associated Waterfront Specific Plan are the priority, followed by the next Zoning</p>

		<p>Code Annual Update, and then this Amnesty Ordinance, to be completed during this Housing Element cycle.</p> <p>Action Two In Progress. The City is working on an ADU financing program (“Eureka Builds It”) where the City provides initial loans for ADU design and construction, helping property owners through the design, permitting and construction process and then partnering with a bank for refinancing once the ADUs are built. In developing this program, City Staff have been reaching out to local banks to educate and encourage lending for ADUs. In 2024, the Council also established the Eureka Local Housing Trust Fund to pay for the “Eureka Builds It” program, appropriating \$500,000 from the American Rescue Plan Allocation to seed the fund, and committing to a \$100,000 annual contribution from short-term rental transient occupancy tax (TOT) revenues. On September 3, 2024, Council adopted a resolution authorizing the City to apply for the CA Dept. of Housing and Community Development’s 2024 Local Housing Trust Fund Program, which provides matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing and emergency shelters.</p> <p>Action Three Ongoing. The City of Eureka has waived water and sewer impact fees for all ADUs. The City Council adopts updated fees at a public hearing at the beginning of each fiscal year and as needed throughout the year. Development Services Staff and Public Works - Engineering review Planning, Building and Public Works fees each year as part of this process and make recommendations for improvements. The City participated in the development of an ADU calculator tool with Humboldt County and other local jurisdictions and found Eureka’s fees are a relatively small percentage of Eureka’s ADU development costs, compared to other jurisdictions.</p> <p>Action Four In Progress. In early 2024, Planning Staff</p>
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		<p>reviewed ADU building permits from the current housing element cycle and identified that there were two pre-fab ADUs proposed, and the associated project valuations were similar to traditional construction ADUs: the two pre-fab units were valued at \$125,000 and \$159,000, whereas the average new construction ADU was valued at ~\$123,000. This is much more than what it costs to convert ADUs from existing space; the average and median costs for converting existing structures (or portions of structures) to ADUs were \$46,251 and \$45,625, respectively. The Building Official (who is also a licensed contractor) indicated that installing the permanent foundation and connecting to utilities are expensive components that are still required with pre-fab units. This information was presented to City Council as part of the annual Housing Element reporting at their meeting on March 19, 2024. Planning Staff will research further when there is further capacity (see discussion of capacity under Imp H-2).</p> <p>Action Five In Progress. Building Staff has created an “ADU Resources” page on the City’s website (https://www.eurekaca.gov/912/ADU-Resources). In 2024 Planning Staff also created an ADU social media post and ADU handout that was disseminated through the City’s newsletter, website, and newspaper/online news outlet advertisements. In addition, Planning Staff has an assigned ADU specialist who responds to all ADU inquiries and works to problem-solve permitting issues to get ADUs approved. The ADU regulations are regularly updated during the annual Zoning Code cleanup amendment to ensure regulations are not a barrier to ADU construction and are aligned with current state law. In the latest 2023 cleanup amendment, the City made significant changes to its ADU regulations including reducing the deadline for City action on ADU applications from 60 days to 45 days (an action proposed in the City’s successful pro-housing designation application). The City is also working on an ADU financing program, which is discussed further under Action Two.</p>
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<p>IMP H-13: Adopt Building Code Appendix Q (Tiny House Provisions)</p>	<p>Action One: Maintain awareness of the current regulations contained in the California Residential Code. Action Two: The Development Services Department and the Building Division will work together to pursue the local adoption of compact housing provisions, taking appropriate actions as necessary.</p>	<p>2020-2021</p>	<p>Action One Ongoing. Action Two Complete. On November 3, 2020 the City Council adopted a local amendment to the California Building Code to allow efficiency dwelling units as small as 150 square feet, as authorized by Health and Safety Code Section 17958.1. When Council adopted the 2022 edition of the CA Building Standards Code in 2022, the efficiency dwelling unit provisions were inadvertently omitted, so City Council readopted the provisions on April 4, 2023. Any housing unit in Eureka is allowed to be as small as 150 square feet, including any primary residences. Council also first adopted California Residential Code Appendix X and California Building Code Appendix O on July 6, 2021 to apply a simplified set of building standards to emergency housing structures and facilities established pursuant to the City's shelter crisis declaration.</p>
<p>IMP H-14: Explore Allowing Tiny Houses on Wheels (THOWs) as Residential Units</p>	<p>Action One: Evaluate existing policy/regulations regarding THOWs; conduct a comprehensive review of the current best practices from other California communities; evaluate the implications of potential allowances; and develop a report of findings. Action Two: Provide the findings to the Planning Commission, and City Council. The City Council may direct staff to update policies and/or pertinent portions of the Eureka Municipal Code, and develop and require design standards for Tiny Houses on Wheels.</p>	<p>2022</p>	<p>Complete. Standards to allow Tiny Houses on Wheels (THOWs) as ADUs were adopted by the City Council and became effective in November, 2022. In the latest 2023 cleanup amendment, the City removed a few of the standards originally imposed on THOWs to reduce barriers to their establishment, and in 2024, the City received its first two applications for THOWs and approved its first THOW.</p>
<p>IMP H-15: Motel Conversions to Affordable Housing</p>	<p>Action One: Develop criteria using Transient Occupancy Tax (TOT) payments, Code Enforcement engagements, and Eureka Police Department records to evaluate motels and then create a list of motels with potential to convert to affordable housing. Action Two: Contact candidate motel owners at least every three years to gauge interest and work on a case-by-case basis to facilitate conversions.</p>	<p>2020-2027 (Action One is repeated biennially; Action Two will occur in 2023 and 2026)</p>	<p>Ongoing. The City continues to remain in contact with local motel owners to discuss the possibility of conversion from motel to residential use. A motel at 1140 4th Street was purchased and converted to 48 permanent supportive housing units serving persons experiencing homelessness that earn no more than 30% of the area median income plus one manager's unit (called Providence Mother Bernard House Supportive House). In 2023, a new building was constructed at the site to allow for the full 48 units. The motel at 1802 3rd/</p>

			<p>1805 4th was similarly purchased and converted to 18 dwelling units reserved for an onsite manager and extremely low-income individuals/families experiencing homelessness or at risk of homelessness (called Ke-Mey-Ek' Place); in 2023, the City approved two additional very-low income units to be created at Ke-Mey-Ek' Place through conversion of parking garages and a utility room. The City continues to apply for Homekey grants and encourages others to do so when the State releases notices of funding availability for the Homekey program.</p>
<p>IMP H-16: Maintain and Establish Relationships with Low Income Housing Developers and Subsidized Housing Developers and Pursue Funding for Affordable Housing</p>	<p>Action One: Maintain a regularly-updated list of federal, State, County, and private affordable housing funding programs and sources. Work closely with Humboldt County Department of Health and Human Services to understand the opportunities for acquiring such funding. Actively work with developers to utilize these funding opportunities for affordable housing projects.</p> <p>Action Two: Issue a press release once every other year indicating the City is seeking to generate a list of all property owners, developers, and development professionals interested in seeking funding for and/or building affordable housing in Eureka. Conduct research and outreach to identify individuals/organizations that have successfully developed affordable housing in the general region. Based on the above, create and maintain a list of affordable housing property owners, developers, and development professionals.</p> <p>Action Three: Distribute pertinent educational/promotional materials to each individual/organization on the list. Meet with individuals/organizations as requested and appropriate.</p>	<p>2020-2027</p>	<p>Ongoing. The City has significantly grown its knowledge of and relationships with low income housing developers since adoption of the current Housing Element in December 2019 as a result of implementation of IMP H-34 (Affordable Housing on City-owned Properties) and through permitting and support of other recent affordable housing projects within the City (Providence Mother Bernard House at 1140 4th Street; Ke-Mey-Ek' Place at 1805 4th and 1802 3rd Streets; and Laurel Canyon Senior Apartments at Myrtle and 7th). In the past five years, the City has contributed significant Staff time to supporting the development of affordable housing projects, including but not limited to support with outreach, permitting/environmental review, and grant/loan applications. Significant progress was made on Imp H-34 City-owned sites in 2024 as described below under Imp H-34, including progress on the Linc Housing Scattered Sites Project, Wiyot Tribe Two-Site Downtown Project, Rural Communities Housing Development Corporation (RCHDC) Sunset Heights Project, and Humboldt Transit Authority and Danco's Eureka Regional Transit and Housing (EaRTH) Center Project.</p> <p>The City has also spent time and resources in 2024 assisting the Housing Authority of the City of Eureka in their repositioning effort to rehabilitate and significantly increase their affordable housing stock in Eureka, including CEQA and NEPA approval of the "25-1 and Prospect Project" to redevelop the Housing Authority's public housing portfolio on 8 adjacent properties that</p>

			currently contain 106 units, replacing with 256 units (for a net increase of 150 units). In 2024, the City also approved a Design Review application for the first phase (the “Green Phase”) of the project to demolish 8 existing units and rebuild 44 multi-family residential units including 43 affordable units and 1 market-rate manager’s unit. Similarly, the City approved CEQA, NEPA, and Design Review for redevelopment of the Housing Authority’s Clark and C Street Property, to demolish 12 existing public housing units and redevelop with 44 income-restricted senior housing units (for a net gain of 32 units). The City also submitted applications for the 2024 Community Development Block Grant Notice of Funding Availability (NOFA) and the 2024 Pathways to Removing Obstacles to Housing competitive grant NOFA for the 25-1 and Prospect Project.
IMP H-17: Monitor and Preserve Existing At- Risk Units	<p>Action One: Maintain an inventory of deed-restricted affordable housing.</p> <p>Action Two: Utilize funding sources for affordable housing including purchasing affordability covenants.</p> <p>Action Three: Maintain and make available a list of mortgage lenders participating in CHFA.</p>	2020-2027	<p>Action One Ongoing: The City of Eureka tracks deed restricted affordable housing located in the City limits through the Housing Element annual reporting process.</p> <p>Actions One and Two Ongoing: The City continues to monitor any and all possible funding sources which could potentially create/preserve affordable housing within the City. The City has also established a local housing trust fund to generate revenue for the City to finance affordable housing creation, as described further under Implementation Program H-12, Action 2.</p> <p>Action Three Not Yet Implemented.</p>
IMP H-18: Housing for Special Needs Populations	<p>Action One: Continue to support affordable housing developers by maintaining contact on an on-going basis.</p> <p>Action Two: Study the need and feasibility of specific zoning tools that would encourage the creation of housing for special needs populations.</p> <p>Action Three: Review and prioritize special needs development funding.</p> <p>Action Four: Create and provide a brochure that explains the reasonable accommodation</p>	2020-2027 (Actions One and Three); 2023 (Actions Two and Four)	<p>Actions One and Three Ongoing. The City has a Rapid Rehousing Program where the main eligibility criteria is experiencing homelessness. Within that target population, the City has served the elderly, persons with disabilities, persons with developmental disabilities, large families, families with female-headed households, persons in need of emergency shelter, and extremely low-income households.</p> <p>In 2024, the City also made significant progress in constructing a 33-unit transitional micro/shared housing project using BOSS Cubez pre-fabricated housing units</p>

	procedure. Distribute brochures to local organizations that work with disabled persons.		<p>off of Hilfiker Lane, with electrical and utility connections, concrete foundations, and all but seven units installed. This project will prioritize housing individuals currently living in encampments along the Eureka Waterfront Trail and should open in 2025.</p> <p>The City also worked on a building permits and a merger for the Wiyot Tribe and Dishgamu Humboldt Community Land Trust's Homekey Project, which involves the conversion of an office building and two residences on several Wiyot-Tribe-owned properties in Eureka into a total of 39 interim and permanent units serving homeless youth and one manager's unit.</p> <p>Two and Four Not Yet Implemented: These actions were not implemented in 2024 as anticipated due to staff capacity issues (see explanation under IMP H-2), and instead will be implemented in 2025.</p>
IMP H-19: Promote Historical Building Code	<p>Action One: Provide periodic training to Staff on the applicability and potential use of the Historical Building Code.</p> <p>Action Two: Actively promote the use of the Historical Building Code when applicable.</p>	2020-2027	<p>Ongoing. The Building Division is aware of and relies on the Historical Building Code when applicable to lessen requirements in order to preserve historic buildings and allow their adaptive reuse. The City actively promotes use of the Historical Building Code when applicable through the building permit process.</p>
IMP H-20: Code Enforcement	<p>Action One: Maintain, at a minimum, current staffing levels in the Code Enforcement Division.</p> <p>Action Two: Enforce and expand where necessary, the property maintenance provisions embodied in the California Green Building Code and the Zoning Ordinance in order to conserve and improve the quality of housing units in the City.</p> <p>Action Three: Develop and provide materials to residents and property owners informing them of available resources to assist in remedying code violations.</p>	2020-2027	<p>Action One-Three Ongoing. The Code Enforcement Division is currently staffed by a Code Enforcement Manager, two Code Enforcement Officers, one Parking Enforcement Officer, and an Administrative Technician (who is shared with the Building Division). The City added a new online tool for reporting code enforcement incidents in 2023 where people can fill out a form to report a concern directly on the City's new website (the tool is called Request Tracker). The City also has a number of programs that assist property owners in remedying code violations including but not limited to a Graffiti Clean-up Kit Program, Dumpster Grant Program, and Façade/Crime Prevention Through Environmental Design Grant Program. The City disseminates a Property Owner Beautification Guide, produced by the Economic Development Division in 2022, that covers property owner responsibilities and resources and services</p>

			available through the City of Eureka and its community partners to help with property maintenance and other community-member-led beautification efforts.
IMP H-21: Preventing Demolition-by- Neglect Program Exploration	<p>Action One: Evaluate existing policy/regulations regarding property maintenance requirements; conduct a comprehensive review of current best practices from other California communities; evaluate the implications of potential expanded efforts; and develop a report of findings.</p> <p>Action Two: Provide the findings to the City Council. The City Council may direct staff to update policies and/or pertinent portions of the Eureka Municipal Code or other documents.</p>	2024-2025	Not Yet Implemented.
Imp H-22: Limit Number of Vacation Rentals and Compliance Drive	<p>Action One: Hire a specialized consultant to locate the address of every vacation rental in Eureka and generate a list.</p> <p>Action Two: Cross check the list with all permitted vacation rentals. For those vacation rentals that are not permitted, send certified letters indicating that permits must be acquired within a limited grace period. At the end of the grace period, present a report to the City Council regarding the number of permitted and unpermitted vacation rentals.</p> <p>Action Three: Inform the unpermitted facilities of the violation and provide a list of required next steps.</p> <p>Action Four: Based on the results of the report and the grace period, the City Council may consider imposing a cap on the total number of full unit vacation rentals allowed in residential zones.</p>	2020-2022	<p>Action One-Four Complete (and Ongoing). The City has hired a specialized consultant Host Compliance to identify and track vacation rental activity in the City by monitoring short-term rental listing platforms. The Finance and Development Services Departments have worked together to mail 80 violation letters in six separate batches in 2023 and 2024 for unpermitted short-term rentals identified by Host Compliance. By the end of 2024, the City had sent letters to all currently active unpermitted vacation rental operators that had been identified by Host Compliance. City Staff will need to continue to monitor Host Compliance regularly, as new operators start up and as Host Compliance identifies more short-term rental addresses. Of the 80 unpermitted operators contacted to date, 51 have either paid their back TOT in full or are working with the City on a TOT payment plan.</p> <p>In July and November 2024, Finance and the City Attorney worked together to send a follow-up letter to 31 of the operators who had not responded to the first letter (17 letters in July, 14 in November). This second letter, titled "Final Notice of Failure to Report and Remit Transient Occupancy Tax and Notice of Assessment," indicates that failure to respond will trigger the City's remedies under Eureka Municipal Code (EMC) §35.082, up to and including recordation of a lien and/or</p>

		<p>assessment and collection in the same manner as general real property taxes. Finance and the City Attorney plan to seek Council's approval to record the assessments in early 2025.</p> <p>Although 51 property owners responded to the first letter and worked/ are working with Finance to address back TOT, only eleven of these property owners have applied for the necessary Business License and permits to continue to operate, although Host Compliance indicates that many are still operating. Development Services attempted to address this issue by sending a follow-up letter to nine such property owners in July 2024 requesting that they either respond in writing that they are no longer operating or apply for the necessary license and permits.</p> <p>As of September 2024, there are 89 legal short-term rentals in the City that have active Business Licenses and TOT accounts (seven of which are a result of the lengthy and resource-intensive compliance drive described above). According to Host Compliance's records, in September 2024, there are 163 vacation rentals currently active (i.e., advertising) in the City, both permitted and unpermitted, on 150 or fewer distinct parcels (based on duplicate addresses). There are estimated to be 12,089 housing units within the City of Eureka based on the 2017-2021 American Community Survey five-year average. This means that the total number of short-term rentals (both permitted and unpermitted) is slightly less than 1.5% of the total number of housing units in the City.</p> <p>It is important to note that not all of the short-term rentals active in the City are full-unit rentals (i.e., a complete dwelling unit with bed, bath, and kitchen). Out of 82 vacation rentals researched by Staff for violation letters, 21 (26%) were just renting a portion of their residence (i.e., a home-share rental where one dwelling unit is being used as both long-term housing and a short-term rental).</p> <p>The Planning Commission formed a sub-committee in 2023 to evaluate the City's regulation of vacation rentals</p>
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			<p>and generate a report. In February 2024, the full Planning Commission voted to provide the report to City Council for their consideration, and in March 2024, the Planning Commission sub-committee presented the report to City Council. The Development Services Director used the sub-committee's recommendations to draft amendments to the City's vacation rental regulations that better protect the City's long-term housing supply, which were discussed by Planning Commission in December 2024. City Staff is hoping to incorporate the vacation rental regulation amendments into the Local Coastal Program comprehensive update and the next annual Inland Zoning Code update.</p>
<p>Imp H-23: Weatherization, Energy Efficiency, and Green Building Techniques</p>	<p>Action One: Continue to encourage and enforce state energy efficiency standards and energy-efficiency improvements. Encourage residential developers to maximize energy conservation through proactive site, building, and building system design, material and equipment to maximize energy-efficiency that exceeds the provisions of Title 24 of the California Building Code. Assist developers to access passive design resources through brochures and the City's website. Encourage use of upgraded insulation, advanced air infiltration reduction practices (air sealing), and low emissivity (Low-E) double-pane windows. Promote the use of energy efficient lighting, including fluorescent lighting. Provide information about available weatherization programs to increase awareness. Increase opportunities for and/or remove constraints to green-building in multi-family residential projects. Support building framing that promotes construction of tighter building envelopes with maximum height and sky exposure plans and minimum setbacks. Continue to refer developers to green code and green rehabilitation manuals.</p> <p>Action Two: Continue to promote</p>	<p>2020-2027</p>	<p>Ongoing. Of note in 2024, significant progress was made on a draft Regional Climate Action Plan with a new draft and initiation of the CEQA environmental impact report (EIR) process, with the hope of finalizing and adopting the plan and associated CEQA EIR in 2025. The draft plan includes a number of implementation measures to further energy-efficiency improvements in existing and proposed housing units.</p>

	<p>weatherization and energy conservation programs. Continue to post and distribute information on currently available weatherization and energy conservation programs.</p> <p>Action Three: Encourage the use of Energy Star appliances and materials in subsidized housing developments. Continue to encourage and support energy-efficiency improvements and modifications for existing and proposed subsidized housing units and low income households. Study the feasibility of increasing energy-efficiency standards for publicly funded projects.</p>		
IMP H-24: Promote Mills Act	<p>Action One: Continue to provide educational/informational materials that explain how Mills Act contracts work and the benefits that they provide.</p> <p>Action Two: Distribute materials to eligible property owners.</p>	2020-2027	<p>Action One Ongoing. The City's website contains a Mills Act page and contains application forms and other information. One new Mills Act contract was approved in 2024.</p> <p>Action Two Not Yet Implemented.</p>
IMP H-25: Various Housing Assistance Programs	<p>See Housing Element for full text of actions.</p> <p>Action One: Homeownership Assistance Loan Programs.</p> <p>Action Two: Owner-occupied Rehabilitation Program.</p> <p>Action Three: Multi-family and Rental Rehabilitation Program.</p> <p>Action Four: Senior Home Repair Grant Program.</p> <p>Action Five: Wheelchair Ramp Grant.</p> <p>Action Six: Graffiti Clean-up Kit Program.</p> <p>Action Seven: Dumpster Grant Program.</p>	2020-2027	<p>Actions One, Two and Three: The City monitors all funding opportunities the City could potentially pursue to assist 1) individuals interested in homeownership; or 2) property owners interested in renovating and/or rehabilitating owner-occupied existing housing stock; or 3) parties interested in the Multi-family and Rental Rehabilitation Program within Eureka City limits. Currently the City manages a homeownership assistance waiting list with over 190 applicants, and an Owner-Occupied Rehabilitation Program waiting list with over 15 applicants, in preparation of possible funding in the future for any or all programs. City staff manages frequent communication with all individuals who show interest in future projects.</p> <p>Action Four: The City continues to allocate approximately \$5,000.00 annually to the Humboldt Senior Resource Center to distribute assistance through a Senior Home Repair Program for low- to moderate-income seniors 60 years or older for small home repairs.</p>

			<p>Action Five: A funding source has not been identified for this program.</p> <p>Action Six: The City collaborates with a local business who provides Graffiti Clean-up kits at no charge to individuals or groups who are cleaning up blight in residential areas and/or a business district. The City will continue to promote and advertise this program.</p> <p>Action Seven: The City collaborates with Recology, Eureka's solid waste and recycling provider, to clean up problem areas within the City of Eureka. Recology grants 20 dumpsters per year for use in the program; in 2024, 15 dumpsters were distributed to low income households for removal of trash and unsightly debris from residential properties and neighborhoods.</p>
<p>IMP H-26: Vacant Home Outreach and Exploration of Vacancy Tax</p>	<p>Action One: Send letters of inquiry to all properties with residential units that appear vacant, as evidenced by a lack of municipal water usage.</p> <p>Action Two: Evaluate the establishment of a vacant property registration program.</p> <p>Action Three: Explore means of compliance for property owners that continue to maintain vacant residential units in the long term and provide a recommendation to the City Council.</p>	<p>2023</p>	<p>Complete (and Ongoing). City Council identified addressing vacancies as a top priority in their 2023/2024 strategic visioning, and repealed and replaced the City's vacancy ordinance in September 2024 in an effort to address long-standing concerns about vacant buildings, both commercial and residential. The ordinance defines the responsibilities of owners of, and establishes registration and monitoring programs for, vacant buildings and properties, discouraging vacancy by imposing monitoring fees, fines, liens, abatement costs, etc., on vacant buildings that remain empty after notice is sent to the owners.</p>
<p>IMP H-27: Update Eureka's Homeless Strategy</p>	<p>Action One: Evaluate the City's existing strategies regarding homelessness, conduct a comprehensive review of the current best practices from other California communities, and develop a report of findings.</p> <p>Action Two: Provide the findings to the City Council. The City Council may direct staff to implement recommendations from the report.</p> <p>Action Three: The City will produce and adopt a new homelessness strategic plan that prioritizes resources for homelessness.</p> <p>Action Four: The City will advocate for State</p>	<p>2021-2022 (All actions completed within this time frame)</p>	<p>Actions One, Two, and Three Complete. The City Council adopted a Homeless Action Plan in November, 2022: https://www.uplifteureka.com/_files/ugd/8ab879_5511b87e3251434d9c13e3da7d52641c.pdf. See the City's General Plan annual report for more information on ongoing implementation of the Homeless Action Plan. Highlights in 2024 included an "Embracing Humanity" town hall event in May 2024; ongoing construction of the Uplift Eureka Community Resource Center at the Municipal Auditorium (now opened in early 2025); ongoing construction of a 33-unit transitional micro/shared housing project off of Hilfiker Lane; three 4-</p>

	<p>and County resources to address homelessness in Eureka.</p>	<p>day “Pathway to Payday” employment workshops in January, April, and August; various quality of life programming through the Community Access Project for Eureka (CAPE); a homeless survey; a 40-hour crisis intervention training with 45 attendees from various agencies that was a collaboration between Eureka Police Department, Uplift Eureka, the Yurok Tribe, Tribal PD, and numerous other agencies; and the launch of the Old Town Stewards program. Shelter operators also increased emergency shelter capacity space in Eureka in 2024, and the City worked with a variety of partners and volunteers to open overnight warming centers during extreme weather.</p> <p>Action Four Ongoing. Action Four Ongoing. The City continues to advocate for State and County resources to address homelessness in Eureka, and since the Housing Element was adopted, the City has greatly expanded its own capacity. The City now has three programs that work in partnership to address homelessness and related issues in a preventative and proactive manner: Uplift Eureka (established in 2018), the Eureka Police Departments’ Community Safety and Engagement Team (CSET; established in 2018), and Crisis Alternative Response of Eureka (CARE; established in 2022). Uplift Eureka guides individuals to existing resources and ensures they are in a position to take advantage of those resources by providing support and programming such as a Co-Pilot program, Pathway to Payday program, and a Rapid Rehousing assistance program. CSET takes non-traditional approaches to policing to address issues of homelessness, mental illness, and addiction. Officers within CSET are trained in and instruct courses in crisis intervention, crisis negotiations, de-escalation, and trauma-informed care. CARE consists of a team of mental health case managers and clinicians that work with CSET to provide crisis response services and to provide case management services to follow up with individuals to help prevent them from further need for crisis services through service and resource navigation.</p>
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			<p>In May of 2024, Uplift Eureka was awarded a \$631,474 Round 4 Homeless Housing, Assistance and Prevention (HHAP) Program grant. Uplift utilized the HHAP-4 funding to launch a pilot Homelessness Prevention Program in November 2024 which successfully kept 16 struggling households housed. These HHAP-4 funds were also used to house 35 individuals through Uplift's Rapid Rehousing Program.</p> <p>In August 2024, Uplift Eureka was awarded a \$630,000 Round 2 Prohousing Incentive Program grant from HCD for housing assistance programming. Only local jurisdictions with a "Prohousing Designation" from HCD were able to apply for the grant program. Uplift will use these funds to continue operating a Homelessness Prevention Program. Uplift will also utilize this funding towards its Rapid Rehousing Program, which has housed over 200 people since its inception.</p> <p>At the end of 2024, Uplift applied for HCD's Prohousing Incentive Program Round 3 grant to pay for emergency shelter space development in the City, and the City and partners are in the process of applying for a Homekey+ grant. In addition, the City continues to work with the County on the development of a Navigation Center in Eureka which will include shelter space, kennels, showers, storage for personal belongs, social services, etc.</p>
<p>IMP H-28: Advocate for Balanced Distribution of Resources County-wide</p>	<p>Action One: As needed, advocate for the Humboldt County government to develop a coordinated County-wide strategic approach to implementing a geographically-balanced distribution of low-income and homelessness resources, projects, programs, and solutions throughout the County.</p> <p>Action Two: The Eureka City Manager will periodically meet with the City Managers of the other incorporated cities in the County to share information, explore opportunities for collaboration, and advocate for a geographically balanced distribution of low income and</p>	<p>2020-2027 (Action One to occur opportunisti cally as County-led planning projects take place; Action Two to occur in even- numbered years)</p>	<p>Ongoing.</p>

	homeless resources, projects, programs, and solutions.		
IMP H-29: Support Rental Subsidy and Rental Assistance Programs	<p>Action One: Continue to refer applicants to the Housing Authority of the City of Eureka.</p> <p>Action Two: Continue to encourage local property owners to accept rental vouchers.</p> <p>Action Three: Support the County in acquiring other State/Federal rental subsidy and rental assistance programs as they become available.</p>	2020-2027	<p>Action One Ongoing. City staff continues to refer all individuals seeking housing to appropriate housing entities such as the Housing Authority. The City itself through Uplift Eureka also directly provides financial assistance for rental application fees, deposits, and rent for community members experiencing homelessness (the Rapid Rehousing Program). An Uplift Housing Coordinator works with local landlords and property management companies to assist with accessing permanent housing for participants who meet certain grant criteria. Once a participant is housed, an Uplift Supportive Services Specialist provides follow-up housing stabilization services.</p> <p>Action Two Ongoing. City Staff encourages local property owners to accept rental vouchers for rent and security deposits provided by local programs such as the UPLIFT Rapid Rehousing program described above.</p> <p>Action Three Ongoing: City staff meets regularly and partners with multiple agencies including the County of Humboldt in an effort to identify and secure all possible housing assistance programs and/or funding. The City sits on the Humboldt Housing & Homelessness Coalition and meets monthly with numerous agencies.</p>
IMP H-30: Fair Housing Information and Referrals for Tenant/Landlord Mediation	Continue to provide residents with fair housing services information provided by the State Fair Employment and Housing Commission. Provide referrals to County/State agencies that can provide counseling and mediation between tenants and property owners, seminars, and informational activities. Continue to refer fair housing complaints to the appropriate agencies/entities including the US Department of Housing and Community Development (HUD) and the State Department of Fair Employment and Housing and the City's Tenant Grievance Hearing Procedure for City-subsidized	2020-2027	<p>Ongoing. The City publishes the Fair Housing Public Notice in the newspaper twice a year (in May and November) to ensure residents are provided with the most current contact information should they feel that they have been discriminated against based on race, color, sex, age, marital status, national origin or ancestry.</p>

	properties. Publish the Fair Housing Public Notice in the newspaper twice a year.		
IMP H-31: English-Spanish Bilingual Housing Materials	Create and provide bilingual housing materials relating to often-discussed topics such as Accessory Dwelling Units and home-based businesses. Explore the possibility of establishing and creating a City-wide Limited English Proficiency policy.	2022	In Progress. The Planning Division produced housing promotional materials in 2024 (Imp H-7), and plans to translate into Spanish and Hmong in 2025. The City has also begun a larger translation effort, including an effort to provide Spanish and Hmong translation of public hearing notices starting in 2025.
IMP H-32: Support Repeal of Article 34 (Caps on Affordable Housing)	Take a formal stance on Article 34, calling for its repeal because it is fundamentally contrary to the community's goal of ample, safe housing for people of all backgrounds and incomes.	2020	Not Yet Implemented. In 2024, City Staff was actively tracking the potential ballot initiative to repeal Article 34, but the ballot measure was withdrawn before Council was able to take formal stance. City Staff will work to bring a resolution to Council for adoption in 2025.
IMP H-33: Verify Consistency with State Housing Laws	<p>Action One: Verify consistency with law(s) pertaining to Emergency Shelters, specifically any buffers, and complete text amendment to remedy, if necessary.</p> <p>Action Two: Verify consistency with law(s) pertaining to Supportive Housing and Transitional Housing and complete text amendment to remedy, if necessary.</p> <p>Action Three: Verify consistency with law(s) pertaining to Navigation Centers and complete text amendment to remedy, if necessary.</p> <p>Action Four: Verify consistency with AB1397, a law relating to development on sites that have been identified in the parcel inventory in multiple Housing Elements and complete a text amendment to remedy, if necessary.</p> <p>Action Five: Verify consistency with all ADU and Junior ADU-related laws and complete a text amendment to remedy, if necessary.</p> <p>Action Six: Continue to stay educated on changing housing laws by reading trade magazines and attending trainings and conferences on the topic.</p>	2020 (Actions One, Two, Three, Four, and Five); 2020-2027 (Action Six)	Ongoing. As discussed under IMP H-2 (Ongoing Evaluation and Refinement of Development Regulations), the City comprehensively updated its Zoning Code in 2019 and has completed annual code cleanup amendments which the City uses as an opportunity to address any inconsistencies with evolving State laws. The latest 2023 cleanup amendment included changes meant to correct inconsistencies with current State law related to the regulation of family day care homes, accessory dwelling units, and emergency shelters. The Development Services Department has been reading up on the latest changes to state law to ensure incorporation into the next annual Inland Zoning Code cleanup amendment and into the comprehensive update to the Local Coastal Program.
IMP H-34: Affordable Housing on	Issue RFPs for the creation of affordable housing on several publicly-owned properties by	2020-2027	Ongoing. Below is a summary of 2024 progress on five affordable housing projects involving 14 City-owned parcels:

<p>Publicly-owned Properties</p>	<p>May 2023 (6 months following certification of the 2022 Housing Element amendment by HCD).</p>		<p>Linc Housing Scattered Sites Project (at 8th and G, 6th and M, and Sunny and Myrtle): In June 2024, it was announced that Linc Housing secured another \$15 million for their 90-unit affordable housing development through the National Housing Trust Fund Program. Linc then applied for tax credits in July 2024, which were awarded in October 2024. With their project fully financed, Linc submitted updated plans for building permit approval in November 2024 in anticipation of starting construction in early 2025. NEPA environmental review for the project also commenced in late 2024. Additionally, City Staff, Linc, and Humboldt Transit Authority began meeting weekly in late 2024 to coordinate on implementation of the public improvements paid for by the Affordable Housing and Sustainable Communities Grant awarded to Linc in 2023.</p> <p>Sunset Heights (located between W. Henderson and W. Harris Streets directly east and upslope of Broadway): In May 2024, Rural Communities Housing Development Corporation's (RCHDC's) architect presented conceptual design options for the affordable housing development to City Council at a special meeting. Based on Council's feedback, a design was selected which includes 88 dwelling units in 4 buildings, and detailed plans were developed and submitted to the City. Planning Commission then approved a Density Bonus, a Lot Line Adjustment, Design Review, and CEQA Exemption for the project in December 2024. Additionally, RCHDC entered into a contract with Redwood Coast Regional Center (RCRC) in June 2024 for RCRC to provide \$1 million to support housing of RCRC clients in a portion of the units; and Council authorized the City Manager to enter into a Disposition and Development Agreement (DDA) with RCHDC in December 2024.</p> <p>Wiyot Tribe Development (at 5th and D and 6th and L Streets): On April 4, 2023, Council authorized release of</p>
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		<p>an affordable housing request for proposals (RFP) for the two sites, and awarded the sites to the Wiyot Tribe on July 18, 2023, with an MOU between the City and the Wiyot Tribe signed in December 2023. The Wiyot Tribe's initial conceptual plans propose 52 housing units designed to serve independent elders at the 6th & L Site and 41 housing units designed to serve multigenerational and young families at the 5th & D Site. In 2024, the Wiyot Tribe hired Travois Design for tax credit consulting services and full design services for both sites, gearing up for the July 2025 tax credit application round. In December 2024, Council authorized the City Manager to enter into a DDA with the Wiyot Tribe.</p> <p>EaRTH Center (at 3rd between G and H Streets): In June 2024, City Council authorized the City Manager to enter into a DDA with Danco for the development of the Earth Center. City Staff then worked with Danco and Humboldt Transit Authority on the project's design which includes 3 stories of affordable housing (46 units total) above a ground-floor transit center. Danco submitted a complete SB 330 Preliminary Application to the City in October 2024, followed by a complete Density Bonus and Design Review application in December (approved by the Design Review Committee in January 2025).</p> <p>C to F parcels (located north of Front Street/Waterfront Drive between C and F Streets): In 2023, Council authorized release of an affordable housing request for proposals (RFP) for the C to F Sites, but no responses were received. As a result of the RFP release, an environmental site assessment was performed, and it was identified that the C to D Streets portion of the property was a Regional Water Quality Control Board (RWQCB) Cleanup Program Site with an open cleanup case. The case was associated with contamination from prior industrial uses in the site area including a former fish cannery and light manufacturing operations (Case #1NHU224). The City worked with the RWQCB to perform supplemental site investigation work</p>
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			in January 2024 and received a “case closure” letter from the RWQCB in June 2024, indicating that the site meets closure criteria and no further action related to prior contamination is required. With the cleanup case closed, City Staff has been working to solicit interest from affordable housing developers as well as local colleges and has had some promising preliminary discussions about potential mixed-use development of the site.
IMP H-35: Implementation Program Monitoring	Action One: Track housing creation, loss, and affordability levels for building permits (date applied and date issued), and occupancy certificates.	2020-2027 (Action One)	Ongoing. Staff tracks housing creation on an on-going basis and annually for this report.