



Issue 2021.1

“Communication leads to community.”

Landlord Newsletter

COVID-19 Rent Relief Available to Landlords and Tenants

California’s “Housing is Key” rent relief program provides assistance for unpaid rents incurred during the COVID-19 pandemic, as well as upcoming rent and utility assistance. Either landlords or tenants may apply for relief, for renters that have fallen behind on payments due to effects of the pandemic, such as lost jobs or reductions in income. Previously, the state would pay up to 80% of back rent owed. However, with the passing of the new bill, AB 832, eligible tenants and landlords are allowed to receive up to 100% of back rent.

Landlords and tenants who qualify can apply through the state’s “Housing is Key” website, by visiting https://housing.ca.gov/covid_rr/index.html. Each party – the landlord and the tenant – have to fill out parts of the application. If the landlord applies first, the state will contact the tenant to obtain further information. If the tenant applies first, the landlord will be notified and asked to participate. The state recommends that landlords and tenants work together and communicate regarding the application.

While landlords are not required to apply for rent relief, they will need to show that they or their tenants attempted to apply for rent relief if they intend to start eviction proceedings due to unpaid rent after the eviction moratorium extension expires on September 30, 2021.

Due to Humboldt county’s size, we do not have a local administrator for California’s Emergency Rental Assistance Program (ERAP). If you have questions and/or need help applying, the state has opened a COVID-19 Rent Relief Call Center for questions regarding eligibility and additional information, at (833) 430-2122. Additionally, if you need help in another language, help determining eligibility, assistance completing an application or other paperwork, you can call (833) 687-0967.

The Housing Authority sincerely hopes that our landlords and clients will take advantage of all relief opportunities offered to catch up on rents, make our landlords whole, and be able to continue the working relationships they have built over the years.

Please visit https://housing.ca.gov/covid_rr/program_overview.html for further program information.

Our mission statement: *The mission of the Housing Authority of the County of Humboldt is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner, and treating all clients with dignity and respect. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.*

HUD Allocates Emergency Housing Vouchers to Humboldt

With passage of the American Rescue Plan in March, 2021, HUD announced the allocation of \$5 billion in funding for Emergency Housing Vouchers (EHVs) for individuals and families who are experiencing or at risk of homelessness. The EHV funding is providing 70,000 vouchers nationwide. Humboldt was offered and accepted HUD's allocation of 182 vouchers to help meet the needs of people in our community. HUD Secretary Marcia Fudge acknowledged that "While most of us spent more time in our homes than we ever have, more than half a million Americans had to spend the last year either in crowded shelters or sleeping outside."

The Housing Authority has been coordinating with service agencies and the local Continuum of Care, Humboldt Housing and Homeless Coalition ("HHHC"), regarding plans to get the vouchers into the community to assist families and individuals who are victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking, or who have recently been homeless or are currently experiencing homelessness. The relationships established between the Housing Authority and HHHC participating agencies will help ensure that besides just getting assistance with housing costs, the EHV recipients will also be guided to critical supportive services that are available and often necessary for renters when establishing a new tenancy.

Our Humboldt County landlords are an integral piece in making this program a success and helping nearly 200 new vouchers to be utilized in our community. With the EHV program, the Housing Authority is receiving unprecedented funding to rapidly assist families through payment of landlord incentives, security deposit payments, and housing search assistance. Additionally, HUD is allowing Housing Authorities to increase EHV payment standards to up to 120% of HUD's published fair market rents, which brings acceptable rents about equivalent to market rents in Humboldt, a definite boost for the program feasibility and our landlords.

Do you have vacant units available to assist an EHV participant? Do you have questions about the EHV program or our other voucher programs? Contact our Housing Advocate, Jennifer Boone, with any questions about our housing programs, at jboone@eurekahumboldtha.org or (707) 443-4583 extension 217.

General & Contact Information

Our lobby is open 10a.m. to 3p.m. Tuesdays, Wednesdays, and Thursdays. Business hours are weekly Monday-Thursday, 9:00-4:30, and Fridays alternating 9:00-4:30 and closed.

Please call our main line during business hours at (707) 443-4583 if you need assistance.

Address: 735 West Everding Street
Eureka, CA 95503

We have a payment drop box by our front door for easy submission of any amounts payable.

Call our main line at (707) 443-4583, then:

Caseworkers are based on client last name:

Davina (A-Gr)	x218
Kristi (Gu-Pr)	x227
Caseworker (Pu-Z)	x233
Stephanie for accounting.....	x221
Housing Advocate Jennifer	x217

Front desk for all other questions regarding
Housing Authority services..... x210

Other News to Know....

Landlord Incentive Program

The Housing Authority implemented a landlord incentive program in 2021, funded by CARES Act COVID-19 relief. Through December 31, 2021 (or earlier if funding is exhausted), landlords are eligible for a new landlord bonus of \$1,000 or a new unit bonus of \$500. See attached flier for program details and FAQs.

Link to GoSection8

In addition to the landlord incentive program, we have recently started using GoSection8, a website designed to specifically connect voucher holders looking for available rentals with landlords who are open to participating in the Housing Choice Voucher (aka "Section 8") program. GoSection8 is a completely free property listing, in which landlords select their own rental criteria (following federal and local fair housing guidelines) and advertise any available units. See attached flier for further information.

Tenant Notices

Any notices given to tenants, such as rental increases, notices to vacate, or move-out changes, should be copied to the Housing Authority. Please mail a copy of any notices or fax to (707) 443-4762.

LANDLORD INCENTIVE PROGRAM



The County of Humboldt Housing Authority Voucher program has created a new Landlord Incentive Program. The incentive program is funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act to assist voucher families find affordable housing during the pandemic.

New Landlord Signing Bonus*

This is a one-time signing bonus of \$1,000 for any newly participating Landlord or returning Landlord that has not participated in the HCV program for the last 12 months.

New Unit Signing Bonus*

This is a one-time signing bonus of \$500 for any unit that has not been an HCV assisted unit previously or in the past 12 months.

Expanded Liaison Services

County of Humboldt Housing Authority has a Housing Advocate who will assist you as follows:

- Listing your unit
- Navigating the voucher process
- Provide Landlord liaison services
- Completing paperwork for bonus and ongoing

* Bonus Payments will be processed and paid within two weeks following the initial HAP payment. A 12-month lease must be executed along with the Housing Assistance Payment contract. Incentives available through 12/31/21 or until funding is exhausted.

Want to participate?

Contact

Housing Advocate

Jennifer Boone at

jboone@eurekahumboldt.org

707.443.4583 x217 or 707.599.0729

The Landlord Incentive Program is only available for units rented under the HCV program in Humboldt County and may discontinue once funding is exhausted.

NEW! Incentives may be available for landlords who rent to Housing Choice Voucher (aka "Section 8") participants in Humboldt County.

Some of the Benefits for Landlords Include:

- ✓ **Leasing Bonus:** Existing landlords may receive up to **\$500** for each unit newly leased to a program participant (or not leased to a program participant in over twelve months) and new or returning landlords (who have not leased to program participants previously or in over twelve months) may receive up to **\$1,000** for program participation.
- ✓ **Landlord Liaison:** Dedicated staff will provide individual customer service to our valued landlord partners.
- ✓ **Free advertising:** Our website links to GoSection8, a site connecting voucher holders with potential landlords, where you can list your rental unit for free.

FAQs

Q: This will be my first time participating in the Housing Choice Voucher (HCV) Program. Where can I find more information on the process and program?

A: Please visit our website at <https://eurekaumboldt.org/landlords/> where you can have many of your questions about becoming a landlord answered.

Q: I have rented to voucher holders in the past. How do I know if it has been more than 12 months since I rented a unit to a program participant?

A: Thank you for your past support. If you are not sure when you last received a subsidy for a voucher family or a specific unit, you can contact our Finance department with questions by calling Nicole Marie at 707.443.4583 x223.

Q: How do I get paid the bonus?

A: When the Landlord selects a family with a voucher for tenancy, he/she completes and submits paperwork (called the Request for Tenancy Approval – "RFTA") to the Housing Authority as well as the Landlord Incentive Application. Staff conducts HUD required due diligence and when the landlord submits the Residential Lease and Housing Assistance Payment (HAP) contract and the rental assistance begins, staff will process the appropriate bonus. Bonus payment will be within two weeks of landlord receiving the first HAP payment.

Q: What is "HUD required due diligence"?

A: Every unit is inspected before contracting for assistance, to ensure it meets HUD's Housing Quality Standards (HQS). On our landlord webpage at <https://eurekaumboldt.org/landlords/>, click at the bottom on "Inspection Checklist" under Resources for a list of common inspection deficiencies and a checklist to ensure your unit is inspection-ready.

Q: Do I get a bonus for every unit?

A: No, the bonus is a one-time payment for each *new* unit or new/returning landlord renting to a family with a voucher.

Q: How will I receive my bonus payment?

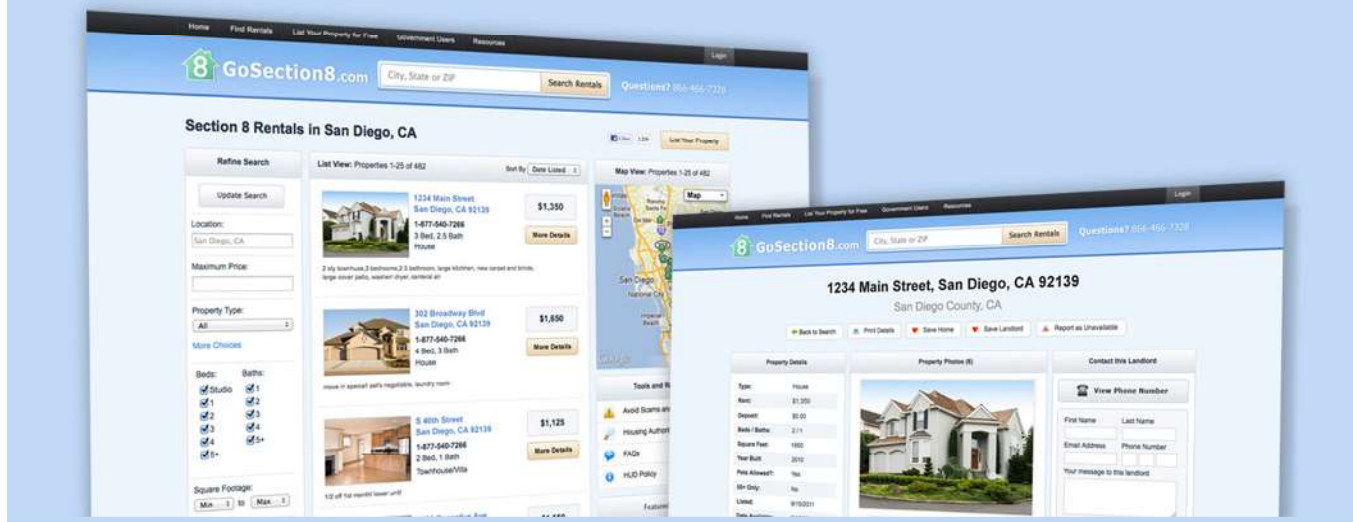
A: We ask that our landlords use easy and convenient direct deposit for payments. Bonuses will be paid in the same manner that the landlord is paid HAP monthly payments.

Q: How do I market available rental units?

A: Our website has a link to GoSection8. We encourage clients and landlords to utilize this free resource for listing rentals and doing rental searches.

Landlords

List Your Property for Free



- Guaranteed Rent
- Over One Million Hits Daily
- Free or Premium Listing Options
- Search Thousands of Tenant Leads

Get Started Today at:
www.GoSection8.com

Fill Your Vacancies Faster than Ever!

www.GoSection8.com

GoSection8 is the largest rental listing service for the Section 8 housing program. We provide landlords with a free section 8 compliant listing service for their units and connect them with prospective tenants!

GoSection8 Free Services

Unlimited Listings

There is no limit to the number of properties you can list including photos, however, all free listings require reactivation every 30 days.

Vacancies Appear On Housing Authority "Printed Lists"

We syndicate listings to local participating housing authorities where your vacancies are published according to the HA's policies and terms.

Listing Multiplier

With our listing multiplier, we distribute your properties to over 15 rental websites. This gives you more visibility, more leads and faster lease-up!

Dedicated Support Team

We have a highly trained Support Team on site to assist you Monday through Friday from 9:00am to 8:00pm Eastern.

GoSection8 Premium Services

Search Thousands of Tenant Leads

Our "Prospective Tenants" feature allows you to access our database of tenants that are actively looking for housing. Match your property with a tenant's needs and then contact them directly!

**Get Started Today at
www.GoSection8.com!**

