



Issue 2021.2

“Communication leads to community.”

Landlord Newsletter

Housing Authority Voucher Programs Expanded in 2021

While it may seem hard to fathom, given the downturn in the economy that has resulted from the COVID-19 pandemic over the past 20 months, the County of Humboldt Housing Authority has actually increased program offerings. This is due to both program expansions and funding authorized under the CARES Act and ARPA as well as the Housing Authority’s targeted efforts to bring more opportunities for rental assistance to our community.

In addition to our Housing Choice Voucher program, commonly known as Section 8, which has been around since the 1970’s, we also have VASH (Veteran’s Affairs Supportive Housing), Mainstream Vouchers, Emergency Housing Vouchers, and project-based vouchers. These all work similarly, under the umbrella of the Department of Housing and Urban Development’s Housing Choice Voucher program, 24 CFR Parts 982 (tenant based) and 983 (project based). However, they do have minor program differences as shown below.

HCV (Traditional Housing Choice Voucher; 1,222 units) – The HCV program has an open waitlist, and anyone may apply. After a preliminary screening to determine initial eligibility, applicants will be put on an in-house wait list. The Housing Authority regularly pulls from the waitlist to issue vouchers throughout the year. Participants are income-targeted, as HUD requires annually that at least 75% of new admissions have an income at or below 30% of the area median income (\$26,500 for a 4-person family in 2021).

VASH (Veterans Affairs Supportive Housing; 95 units) – Veterans are screened by calling CalVET, Nation’s Finest, or HUD-VASH to determine eligibility. HUD-VASH caseworkers prioritize qualified applicants, who are referred to the Housing Authority for further screening, then issued a voucher if they meet program requirements. A HUD-VASH caseworker regularly provides support for the participant.

Mainstream (75 units) – Eligible families must have at least one adult member of the household who is disabled and non-elderly (between 18-61). Voucher recipients are selected one of two ways: they may be pulled from our regular waitlist or referred by a local Continuum of Care (CoC) participating agency.

EHV (Emergency Housing Voucher; 182 units) – EHV’s are issued by referral only from the CoC or from HDVS. Assistance is specifically for those who are homeless, recently homeless, at risk of homelessness, or fleeing domestic violence, stalking, or sex trafficking. A dedicated caseworker helps voucher recipients find housing, successfully utilize the voucher, and obtain services.

PBV (Project Based Vouchers) – PBVs are awarded by the housing authority from the allocation of HCV, VASH, and/or Mainstream vouchers, for projects that bring long-term affordable housing to our community. The voucher stays with the unit instead of the tenant, ensuring a development will provide affordable rents for up to 20 years, renewable for up to an additional 20 years (40 years total).

Our mission statement: *The mission of the County of Humboldt Housing Authority 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.*

Meet Our Housing Advocate and Our EHV Specialist

From Jennifer: The HCV program and its success has been possible due to the many wonderful landlords that continue to participate in our program. This agency is grateful for the dedication to our community and the willingness of Humboldt County landlords to help low-income families, many of whom have been able to raise their families, finish their education, secure stable employment, and move on, allowing others to be assisted. I am working to help current landlords navigate our program and make your experience simple and efficient. Additionally, we are always looking for new landlords to participate and utilize our programs, and I'd be happy to answer any questions you have. Please contact me and let me know what has worked for you as a landlord, and what hasn't – we need to hear both sides! Your feedback is greatly appreciated.



We have some great incentives for landlords right now (see below). If you have a vacant property to rent, or if you know a landlord who would like to participate, please let me know. I look forward to speaking with you!

Contact Jennifer via phone at 707.443.4583 x217 or email jboone@eurekahumboldt.org

From Michelle: I am the Emergency Housing Voucher (EHV) Specialist that assists those referred by the CoC or HDVS to secure housing utilizing a voucher. My position is not only to connect a voucher recipient to stable housing but also to assist landlords be paired up with a great tenant. Something a little different about the EHV program is that it provides a higher payment standard for units and may also assist EHV recipients with application fees and if need be, security deposits, so we can eliminate as many barriers as possible for the recipient to be housed! That is ultimately the work of this position—make an easy process for referrals to receive secure housing. I assist with the processing of the applications and find landlords that would love to participate in the incentive program for EHV recipients. Landlord gets a tenant and a monetary bonus, and a recipient gets housed: a win-win situation! I am not only here to answer questions on how to get into the program but also here to speak to landlords about how this program may benefit them. You can always call my cell phone 707.572.9255 with any questions you may have, or feel free to email me at michellen@eurekahumboldt.org



General & Contact Information

Our lobby is open 10 a.m. to 3 p.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
Ana (Pu-Z)..... x233
Michelle for EHV program 572-9255
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 – **UPDATED!**

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, a new unit bonus of \$500, or any other voucher lease up bonus of \$250 (\$500 for EHV program).

Landlord Orientation to the Voucher Program

Housing Advocate Jennifer Boone would like to help answer your questions about our programs. If you're interested in a landlord orientation, please email Jennifer to get on her list (email above)!

The County of Humboldt Housing and Planning division is holding Community Listening Sessions to better understand the community's perceptions and opinions related to affordable housing. See attached flyer for information on the final session being held 10/26/2021. Note that this is through Humboldt County government and is NOT part of Housing Authority operations. A confidential survey is also available using the QR code below or on the web at:

<https://www.surveymonkey.com/r/HumboldtCountyHousingSurvey>

