



HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT



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COUNTY OF HUMBOLDT HOUSING AUTHORITY REGULAR COMMISSION MEETING AGENDA

Monday – January 10, 2022
12:00pm

Housing Authority Office
735 W. Everding Street, Eureka CA 95503

Participate Via Zoom Meeting
Join Zoom Meeting at <https://us02web.zoom.us/join> or call (669) 900-6833
Meeting ID: 829 8180 4847 and Passcode: 319651

(a) Roll Call

Elizabeth Conner, Chairperson
Maureen Fitzgerald, Vice Chairperson
Sylvia Derooy, Commissioner
Kaylen Escarda, Commissioner
Leslie Zondervan-Droz, Commissioner

- (b) Public Comment: This time is reserved for members of the public to address the Committee relative to matters of the Housing Authority of the County of Humboldt not on the agenda. No action may be taken on non-agenda items unless authorized by law. Comments will be limited to five minutes per person and twenty minutes in total.

Page(s)

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- (c) Minutes from the Regular Session of November 08, 2021
Recommendation: Staff recommends the Commissioners approve minutes.

- (d) Bills and Communications: None.

- (e) Report of the Secretary: The report of the Secretary is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not separate items on the Board of Commissioners Agenda.

(e1) Covid-19 Updates
(e2) Occupancy and Leasing Report
(e3) HCV Utilization Reports

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The Housing Authorities are Equal Housing Opportunity Organizations



(f) Reports of the Commissioners: This time is reserved for Commissioners to share any relevant news or Housing related endeavors undertaken by Commissioners.

(g) Unfinished Business: This time is reserved for any business that has been carried over from previous meetings/discussions.

(h) New Business:

12 - 15 (h1) Programs Overview & Updates (informational)

(i) Closing Comments: Any other business to properly come before the Commission

(j) Executive Session (if necessary)

Adjournment

The Commissioners of the County of Humboldt Housing Authority met in a Regular Session on Monday, November 08, 2021, at 12:00 p.m. This Session was held via conference call and Zoom with the Commissioners due to the Covid-19 pandemic.

Chairperson Conner called the meeting to order at 12:04pm

(a) Roll call

Commissioners Present: Chairperson Conner, Vice Chairperson Fitzgerald, Commissioner Derooy, Commissioner Escarda, Commissioner Zondervan-Droz
(Note that Commissioner Zondervan-Droz joined meeting at 12:24pm)

Commissioners Absent: None

Staff Present: Churchill, Humphreys, Wiesner

Public Present: None

(b) Public Comment – None heard.

(c) Minutes of the Regular Session of October 12, 2021.

Motion to approve the minutes of the Meeting of October 12, 2021 by Vice Chairperson Fitzgerald.

Second – Commissioner Derooy

AYES: Conner, Fitzgerald, Derooy, Escarda

NAYS: None

ABSTAIN: None

Chairperson Conner declared the motion carried and the October 12, 2021, minutes approved.

(d) Bills and Communications:

(d1) Landlord Newsletter Q4 2021: Secretary Churchill goes over the newsletter and briefly points out key points and information found on the newsletter.

(e) Report of the Secretary:

(e1) Covid-19 Updates: Secretary Churchill briefs the Commissioners that the Housing Authority front lobby is still open Tuesday, Wednesday, and Thursday from 10:00am – 3:00pm. Anyone who enters the lobby is required to wear a mask.

(e2) Occupancy and Leasing Report: Secretary Churchill briefs the Commissioners on this report.

(e3) HCV Utilization Reports: Secretary Churchill updates the Commissioners on the report, noting that we added the Mainstream Vouchers to the report and now have 18 Mainstream Vouchers leased up with more vouchers going out. Secretary Churchill notes in October we issued the first five EHV vouchers. For the HCV summary, our numbers are slightly lower than where we want to see them, however we will continue to work to get those numbers up.

(f) Reports of the Commissioners: None.

(g) Unfinished Business: None.

(h) New Business:

(h1) Resolution 480

Proposed Utility Allowance Study Schedule for 2022

Recommended Board Action: Accept and Adopt for Approval

Resolution 480

Adopt Updated Utility Schedule
Section 8 Housing Choice Voucher Program

WHEREAS, The U.S. Department of Housing and Urban Development requires a survey of utility usage and fees be done to ascertain a schedule of Section 8 Housing allowances for tenant furnished utilities; and

WHEREAS, The Housing Authorities have contracted with The Nelrod Company to complete a Resident Life Utility Allowance Survey and Study for Section 8; and

WHEREAS, The Survey demonstrates a need to adjust the present utility allowances to bring them in line with actual cost figures;

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the County of Humboldt Housing Authority approve and adopt the September 2021 updated schedule for Section 8 Utility Allowances for Tenant Furnished Utilities and Other Services, effective January 1, 2022.

Motion to approve the Resolution 480 by Commissioner Derooy.

Second – Commissioner Escarda

AYES: Conner, Fitzgerald, Derooy, Escarda, Zondervan-Droz

NAYS: None

ABSTAIN: None

Chairperson Conner declared the motion carried and the Resolution 480 approved.

(h2) HTVN Training Demo with Dustin Wiesner (informational): Dustin Wiesner provides the Board members a visual overview and walk through of training offered by HTVN online portal. Dustin demonstrates how to log in to the portal, find training and complete the trainings.

(h3) Repositioning Community Input Session, November 4th 6-7:30pm Community feedback information: Secretary Churchill briefs the Board on the input session noting that there were approximately 17 public in attendance along with other service providers, the City of Eureka Mayor and the City of Eureka Housing Authority Board Chairperson. The meeting was held via zoom and had break out rooms for public input sessions.

(i) Closing Statements: None heard.

There being no further business to come before the Commissioners, the meeting was adjourned at 12:52p.m.

Secretary

Chairperson

Occupancy and Leasing Report

Month: November 2021

City of Eureka Housing Authority County of Humboldt Housing Authority

Program	Total Units Available	Vacant Units 1st of Month	# Units Leased 1st of Month	Move-outs During Month	Move-ins During Month	Wait List End of Month
Eureka						
Public Housing	196 *	18 *	178	3	2	390
Eureka Family Housing	51	3	48	0	0	436
Eureka Senior Housing	22	2	20	0	0	151
	269		246			
Humboldt						
Housing Choice Vouchers	1217	N/A	818	6	1	1123
VASH Vouchers	73	N/A	23	0	0	N/A
Mainstream vouchers	75 ***	N/A	18	0	5	N/A
Project Based Vouchers						
PBV-VASH - Bayview Heights (Eureka)	22 **	N/A	21	0	0	N/A
PBV-HCV - Bayview Heights (Eureka)	3 **					
PBV-HCV - Sorrell Place (Arcata)	5 **	N/A	N/A	N/A	N/A	N/A
Emergency Housing Vouchers (EHV)	182 ‡	N/A	N/A	N/A	N/A	N/A ‡
	1577		880			
Vouchers issued but not under contract, end of month (aka "Searching")						21

*Total PH units is 198; 2 units are exempted for EPD use and Boys & Girls Club and are unavailable for tenant rental

**25 Project Based VASH Vouchers at Bayview Heights Veteran's housing at 4th & C Street, Eureka; contract signed 6/30/2020.
Modified in 2021 to meet project requirements; 22 VASH PBVs and 3 non-VASH for veterans who don't meet HUD-VASH requirements.
5 Project Based HCV vouchers set-aside for Sorrell Place extremely low income units at 7th & I Street, Arcata; December 2021

*** Mainstream vouchers were awarded December 2020. Funding began April 2021; initial referrals from CoC partners began April 2021.

‡ No PHA waitlist for EHV's; all are issued based on referral from HHHC. Referrals began 9/2021.

HOUSING AUTHORITY - COUNTY OF HUMBOLDT
For the month of November 2021

HAP (per VMS):	January	February	March	April	May	June	July	August	September	October	November	Total
HUD Budget Authority Income (HAP)	479,338.00	479,338.00	487,982.00	498,296.00	498,296.00	511,513.25	511,513.25	511,513.25	511,513.25	498,812.00	498,815.00	5,486,930.00
HUD Additional VO Funding	2,311.00	2,311.00	1,502.00									6,124.00
Less: HUD Recapture				(8,812.00)	(35,512.00)	(23,454.25)	(26,086.25)	(26,086.25)	(26,215.25)	(13,514.00)	(72,271.00)	(231,951.00)
Draw from HUD-held reserves												-
Other HAP income	724.50	492.00	473.00	568.53	977.83	504.00	736.50	1,259.00	410.00	1,636.50	201.50	7,983.36
HAP expenses	(478,489.00)	(477,686.00)	(475,909.00)	(476,341.00)	(475,782.00)	(475,507.00)	(479,368.00)	(477,214.00)	(477,686.00)	(480,688.00)	(483,032.00)	(5,257,702.00)
Surplus (Deficit)	3,884.50	4,455.00	14,048.00	13,711.53	(12,020.17)	13,056.00	6,795.50	9,472.00	8,022.00	6,246.50	(56,286.50)	11,384.36
% Total income utilized	99.19%	99.08%	97.13%	97.20%	102.59%	97.33%	98.60%	98.05%	98.35%	96.05%	96.80%	99.78%
% Budget Authority utilized	99.82%	99.66%	97.53%	95.59%	95.48%	92.96%	93.72%	93.29%	93.39%	96.37%	96.84%	95.82%
# of Households Assisted	883	876	875	874	872	868	866	865	865	863	866	9,573
Average HAP Payment	541.89	545.30	543.90	545.01	545.62	547.82	553.54	551.69	552.24	557.00	557.77	549.22
ADMIN & OPERATIONS (per G/L):												
Administrative Fee income (HUD)	59,042.00	59,042.00	88,927.00	71,351.00	60,767.00	61,187.00	61,187.00	61,187.00	65,105.00	61,187.00	50,283.00	699,265.00
HUD Additional AF Funding												
Other Admin income	1,258.96	2,360.92	2,118.13	3,405.65	3,522.28	1,907.80	4,817.93	2,742.83	1,950.36	3,233.39	1,803.11	29,121.36
Port-in HAP income	5,586.00	5,622.00	5,607.00	5,607.00	5,475.00	5,559.00	5,567.00	6,291.00	7,122.00	7,879.00	7,688.00	68,003.00
Port-in HAP expense	(5,586.00)	(5,622.00)	(5,607.00)	(5,607.00)	(5,447.00)	(5,559.00)	(5,567.00)	(6,291.00)	(7,122.00)	(7,879.00)	(7,688.00)	(67,975.00)
Operating expenses	(53,313.64)	(55,747.98)	(63,285.28)	(55,715.64)	(79,701.64)	(55,260.44)	(93,736.87)	(60,467.23)	(59,046.63)	(70,543.29)	(62,650.16)	(709,468.80)
Surplus (Deficit)	6,987.32	5,654.94	27,759.85	19,041.01	(15,384.36)	7,834.36	(27,731.94)	3,462.60	8,008.73	(6,122.90)	(10,564.05)	18,945.56
Remaining HAP Cash	12,452.15	15,867.15	25,068.15	52,595.67	38,133.50	43,639.50	51,082.35	61,129.00	72,303.00	72,853.50	15,677.00	
Remaining Non-HAP Cash	403,339.44	407,808.52	429,909.14	435,987.25	411,761.59	423,386.58	434,278.58	434,152.44	429,234.35	421,847.01	407,229.22	
Total HCV Cash	415,791.59	423,675.67	454,977.29	488,582.92	449,895.09	467,026.08	485,360.93	495,281.44	501,537.35	494,700.51	422,906.22	
Cash Increase/(Decrease)	(2,196.03)	7,884.08	31,301.62	33,605.63	(38,687.83)	17,130.99	18,334.85	9,920.51	6,255.91	(6,836.84)	(71,794.29)	

- A Higher than expected Admin Fee. May be recaptured in the future.
B Additional AF Income due to 2020 HUD reconciliation.
C Decrease due to HAP recapture and annual Yardi license expense.
D Decrease due to HAP recapture.

HOUSING AUTHORITY - COUNTY OF HUMBOLDT
Mainstream Vouchers Only
For the month of November 2021

HAP:	April	May	June	July	August	September	October	November	Total
HUD Budget Authority Income (HAP)	44,260.00	44,261.00	44,261.00						132,782.00
HUD Additional VO Funding									-
Less: HUD Recapture									-
Draw from HUD-held reserves									-
Other HAP income									-
HAP expenses						7,679.00	12,043.00	15,166.00	34,888.00
Surplus (Deficit)	44,260.00	44,261.00	44,261.00	-	-	7,679.00	12,043.00	15,166.00	167,670.00
% Total income utilized	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	26.27%
% Budget Authority utilized	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	26.27%
# of Households Assisted						15	18	24	57
Average HAP Payment						511.93	669.06	631.92	612.07
ADMIN & OPERATIONS (per G/L):									
Administrative Fee income (HUD)									-
HUD Additional AF Funding									-
Other Admin income									-
Port-in HAP income									-
Port-in HAP expense									-
Operating expenses				38.30		3,500.00	5,457.56	2,459.07	11,454.93
Surplus (Deficit)	-	-	-	38.30	-	3,500.00	5,457.56	2,459.07	11,454.93
Remaining HAP Cash	44,260.00	88,521.00	132,782.00	132,782.00	132,782.00	127,368.00	113,372.00	97,966.00	
Remaining Non-HAP Cash				(38.30)	(38.30)	(38.30)	(472.32)	(1,308.77)	
Total Mainstream Voucher Cash	44,260.00	88,521.00	132,782.00	132,743.70	132,743.70	127,329.70	112,899.68	96,657.23	
Cash Increase/(Decrease)	44,260.00	44,261.00	44,261.00	(38.30)	-	(5,414.00)	(14,430.02)	(16,242.45)	
				A	B	C	C	C	
Negative cash due to timing difference of									
A program start and receiving administrative funds based on lease-ups.									
No change in cash from prior month due to timing									
B of lease-ups. MSV lease-ups expected to start 09/2021.									
Cash decrease due to timing of HUD stopping									
MSV payments. Expecting cash to increase when									
C payments continue in 2022.									

HOUSING AUTHORITY - COUNTY OF HUMBOLDT
Emergency Housing Vouchers Only
For the month of November 2021

HAP:	July	August	September	October	November	Total
HUD Budget Authority Income (HAP)	104,554.00	104,554.00	104,554.00	104,554.00	104,554.00	522,770.00
HUD Additional VO Funding						
Less: HUD Recapture						
Draw from HUD-held reserves						
Other HAP income						
HAP expenses	-	-	-	-	-	-
Surplus (Deficit)	<u>104,554.00</u>	<u>104,554.00</u>	<u>104,554.00</u>	<u>104,554.00</u>	<u>104,554.00</u>	<u>522,770.00</u>
% Total income utilized	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
% Budget Authority utilized	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
# of Households Assisted						
Average HAP Payment						
ADMIN & OPERATIONS (per G/L):						
Administrative Fee income (HUD)	16,431.00	16,431.00	16,431.00	16,431.00		65,724.00
HUD Additional AF Funding						
Other Admin income	83.98	316.18	6,301.10	6,300.25	6,139.74	19,141.25
Port-in HAP income						
Port-in HAP expense						
Operating expenses	<u>83.98</u>		<u>6,301.10</u>	<u>6,300.25</u>	<u>6,179.84</u>	<u>18,865.17</u>
Surplus (Deficit)	<u>16,598.96</u>	<u>16,747.18</u>	<u>29,033.20</u>	<u>29,031.50</u>	<u>12,319.58</u>	<u>103,730.42</u>
Remaining HAP Cash	104,554.00	209,108.00	313,662.00	418,216.00	522,770.00	
Remaining Non-HAP Cash	<u>407,647.02</u>	<u>423,761.84</u>	<u>434,037.55</u>	<u>444,325.95</u>	<u>437,882.75</u>	
Total Emergency Housing Voucher Cash	512,201.02	632,869.84	747,699.55	862,541.95	960,652.75	
Cash Increase/(Decrease)	512,201.02	120,668.82	114,829.71	114,842.40	98,110.80	
	A	B	B	B	B	

A Initial funding to start program

B Increase due to timing of receiving funding before
initial lease-ups.

HOUSING AUTHORITY - COUNTY OF HUMBOLDT
For the month of November 2021

Section 8 Program
County of Humboldt

Housing Assistance Payments

<u>Month</u>	<u>Income</u>	<u>Expense**</u>	<u>% Expended</u>
January	\$ 480,062.50	\$ (478,489.00)	99.67%
February	482,141.00	(477,686.00)	99.08%
March	489,957.00	(475,909.00)	97.13%
April	490,052.53	(476,341.00)	97.20%
May	463,761.83	(475,782.00)	102.59%
June	488,563.00	(475,507.00)	97.33%
July	486,163.50	(479,368.00)	98.60%
August	486,686.00	(477,214.00)	98.05%
September	485,708.00	(477,686.00)	98.35%
October	486,934.50	(480,688.00)	98.72%
November	426,745.50	(483,032.00)	113.19%
Year to Date Total	\$ 5,266,775.36	\$ (5,257,702.00)	99.83%

Administrative and Operating Expenses

<u>Month</u>	<u>Income</u>	<u>Expense</u>	<u>% Expended</u>
January	\$ 60,300.96	\$ (53,313.64)	88.41%
February	61,402.92	(55,747.98)	90.79%
March	91,045.13	(63,285.28)	69.51%
April	74,756.65	(55,715.64)	74.53%
May	64,289.28	(79,701.64)	123.97%
June	63,094.80	(55,260.44)	87.58%
July	66,004.93	(93,736.87)	142.01%
August	63,929.83	(60,467.23)	94.58%
September	67,055.36	(59,046.63)	88.06%
October	64,420.39	(70,543.29)	109.50%
November	52,086.11	(62,650.16)	120.28%
Year to Date Total	\$ 728,386.36	\$ (709,468.80)	97.40%

Households Served

<u>Month</u>	<u>Number of Households Leased</u>	<u>Average Housing Assistance Payment</u>
January	883	\$ 541.89
February	876	545.30
March	875	543.90
April	874	545.01
May	872	545.62
June	868	547.82
July	866	553.54
August	865	551.69
September	865	552.24
October	863	557.00
November	866	557.77

** Note that prior month HAP expenses/counts are subject to revision based on periodic retroactive adjustments.

Housing Choice Vouchers

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
January	945	966	939	918	888	931	985	913	889	917	918	903	882	866	883
February	935	960	936	911	884	933	983	906	901	921	919	898	894	867	876
March	921	953	940	910	881	944	977	899	908	923	918	896	897	861	875
April	927	953	935	909	883	945	979	896	920	928	919	908	895	859	874
May	929	930	932	903	907	949	977	890	920	927	917	905	895	850	872
June	929	911	935	895	892	944	976	890	922	930	914	898	892	853	868
July	937	922	936	885	900	940	969	891	929	924	919	895	882	873	866
August	969	923	931	880	902	938	962	891	929	923	917	888	879	872	865
September	967	924	926	884	903	944	956	896	931	927	913	888	872	883	865
October	971	937	923	880	898	953	946	897	918	934	906	888	866	888	863
November	979	934	917	879	912	968	939	900	913	928	903	887	881	890	866
December	995	940	919	885	922	973	927	890	910	925	902	882	877	887	
Average	950	938	931	895	898	947	965	897	916	926	914	895	884	871	870
UML's	11,404	11,253	11,169	10,739	10,772	11,362	11,576	10,759	10,990	11,107	10,965	10,736	10,612	10,449	9,573

Mainstream Vouchers

															<u>2021</u>
January															
February															
March															
April															
May															
June															
July															
August															
September															15
October															18
November															24
December															
Average															19
UML's															57

Emergency Housing Vouchers

															<u>2021</u>
January															
February															
March															
April															
May															
June															
July															
August															
September															
October															
November															
December															
Average															
UML's															

Total All Voucher Programs

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
January	945	966	939	918	888	931	985	913	889	917	918	903	882	866	883
February	935	960	936	911	884	933	983	906	901	921	919	898	894	867	876
March	921	953	940	910	881	944	977	899	908	923	918	896	897	861	875
April	927	953	935	909	883	945	979	896	920	928	919	908	895	859	874
May	929	930	932	903	907	949	977	890	920	927	917	905	895	850	872
June	929	911	935	895	892	944	976	890	922	930	914	898	892	853	868
July	937	922	936	885	900	940	969	891	929	924	919	895	882	873	866
August	969	923	931	880	902	938	962	891	929	923	917	888	879	872	865
September	967	924	926	884	903	944	956	896	931	927	913	888	872	883	880
October	971	937	923	880	898	953	946	897	918	934	906	888	866	888	881
November	979	934	917	879	912	968	939	900	913	928	903	887	881	890	890
December	995	940	919	885	922	973	927	890	910	925	902	882	877	887	
Average	950	938	931	895	898	947	965	897	916	926	914	895	884	871	889
UML's	11,404	11,253	11,169	10,739	10,772	11,362	11,576	10,759	10,990	11,107	10,965	10,736	10,612	10,449	9,630

County of Humboldt Housing Authority

Board of Commissioners Meeting

January 10, 2022

Agenda Item H1

Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Programs Overview

BACKGROUND AND HISTORY:

The County of Humboldt Housing Authority has added several programs and preferences over the past few years. As such, we'd like to start the new year by providing a review of our program offerings.

STAFF RECOMMENDATION:

None; informational only.

County of Humboldt Housing Authority Voucher Rental Assistance Programs

The County of Humboldt Housing Authority currently has five different voucher types, along with two available preferences, for a total allocation from HUD of 1,574 vouchers. See below for more details regarding specific voucher programs and related eligibility.

Housing Choice Vouchers (HCV, commonly known as “Section 8”) - 1,222

- The HCV program has an open waitlist, and anyone may apply.
- After a preliminary screening to determine initial eligibility (based on income), applicants will be put on the wait list.
- Vouchers may be “ported” to other jurisdictions for out-of-county use.
- Qualifying a unit for rental assistance is based on the unit passing a Housing Quality Standards (HQS) inspection, an assessment of “Rent Reasonableness” based on HUD’s Fair Market Rents (FMRs), and a calculation of what the tenant portion of rent may be, between 30-40% of adjusted income.
- For 2022, the HCV payment standard is set at 110% of HUD’s Fair Market Rents.

Year	Studio	1 BR	2 BR	3 BR	4 BR
HUD FY 2022 FMR	\$ 741	\$ 862	\$ 1,112	\$ 1,580	\$ 1,903
110% of FMR	\$ 815	\$ 948	\$ 1,223	\$ 1,738	\$ 2,093

- 75% of annual new admissions must be from the Extremely Low Income tier (see below).
- HUD has not yet published 2022 income limits; shown below are 2021 income limits, which determine initial eligibility until HUD provides updates.

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Humboldt County, CA	\$65,000	Very Low (50%) Income Limits (\$) Click for More Detail	24,400	27,900	31,400	34,850	37,650	40,450	43,250	46,050
		Extremely Low Income Limits (\$)* Click for More Detail	14,650	17,420	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Click for More Detail	39,050	44,600	50,200	55,750	60,250	64,700	69,150	73,600

Mainstream Vouchers – 75

- 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
 - pulled from our regular waitlist (total 25 vouchers)
 - referred by a local Continuum of Care (CoC) participating agency (total 50 vouchers)
- Similar to the HCV program, 75% of new admissions must be from the Extremely Low income tier, and the current payment standard is 110% of HUD’s 2022 FMRs (shown above).

Veterans Affairs Supportive Housing (VASH) - 95

- 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.
- The Housing Authority does not keep a waitlist, as all clients come via referral from HUD-VASH caseworkers.
- Currently have 25 project-based vouchers (22 VASH + 3 HCV) only for veterans at Bayview Heights (Danco project, 108 4th Street, Eureka). 73 VASH vouchers are tenant-based.

Emergency Housing Vouchers (EHV) – 182

- HUD's response to COVID-19, funded under the American Rescue Plan Act (ARPA)
- Vouchers are issued by referral only from the local Continuum of Care, HHC (Humboldt Housing and Homeless Coalition) or from Humboldt Domestic Violence Services (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 Housing Authority caseworker helps voucher recipients find housing, successfully utilize the voucher, and obtain services, working in tandem with social services caseworkers to ensure client support needs are met.
- HUD provided additional program funding for EHVs to assist clients with application fees, security deposits, landlord incentives, basic household needs, and other costs associated with securing housing.
- HUD has waived the 110% limit on payment standards and allows Housing Authorities to pay up to 120% of Fair Market Rents to help secure housing.

Year	Studio	1 BR	2 BR	3 BR	4 BR
HUD FY 2022 FMR	\$ 741	\$ 862	\$ 1,112	\$ 1,580	\$ 1,903
120% of FMR	\$ 889	\$ 1,034	\$ 1,334	\$ 1,896	\$ 2,283

Project Based Vouchers

- These are vouchers that stay with the unit, ensuring a development will provide affordable rents for up to 20 years. Application is by site-based list.
- Currently, there is one PBV project: Bayview Heights, 25 project-based vouchers.
- Other projects are under discussion with developers and service providers.
- Rents are limited to 110% of HUD FMRs (see chart above under HCV).

Voucher Preferences

- Moving-On – A preference was established for up to 20 “Moving-On” referrals per year. HUD has encouraged PHAs to work with local Continuums of Care to transition persons in Permanent Supportive Housing or Rapid Rehousing situations, who are ready to be more independent, to HCV assistance. This allows other service providers to increase the number of homeless and emergency situations they can assist.
- VAWA – Both the HCV program and PH (City of Eureka Housing Authority) have a preference for assistance for people experiencing domestic violence. Referrals can be made through local service providers, HDVS and County of Humboldt Victim Witness Office.

OVERALL PROGRAM BENEFITS

Incentives for Tenants

- Rent is based on income
- Units are inspected annually
- Participants choose where to live
- Tenant can move with continued assistance, even out of state (subject to portability limitations)
- Housing Advocate can assist with paperwork, housing search
- PBVs – after one year, participants are eligible for a tenant-based (moving) voucher, if requested. Note that under the EHV program, clients may port-out to another jurisdiction immediately upon receipt of a voucher.
- Applicants may apply for all open Housing Authority waitlists for which they are eligible (i.e. may apply for voucher programs and public housing, senior housing, etc.)

Incentives for Landlords

- Units are regularly inspected; landlords are encouraged to attend inspections with tenants
- Housing Advocate helps resolve landlord-tenant issues and answer program questions
- Pre-inspections upon request
- Financial incentives for lease-ups, up to \$1,000 per lease
- FULL regular monthly rental payments; no rental loss due to tenant's loss of income during pandemic or other times (subject to tenant reporting)
- Tenants screened for criminal background
- Free advertising for available units