



Issue 2023.1

“Communication leads to community.”

Landlord Newsletter

2023: More Units, Landlords Still Needed to Meet Housing Needs

In our last newsletter, we shared that households assisted by vouchers had grown from 898 to 960 households during 2022. During first quarter of this year, that number continued to increase, to nearly 1,000 households, with 993 assisted households as of March 1, 2023. Additionally, we have at least 100 clients with vouchers currently searching for housing. While we’re thrilled that more families are securing safe, stable housing utilizing voucher support, our ability to assist further households is dependent on Humboldt County landlords agreeing and continuing to participate in our programs.

What does a voucher-assisted household look like?

Characteristic	% of Total
Elderly head of household	45%
Children in home	19%
Disabled household	65%
Household Size	% of Total
1 Person	71%
2 Persons	16%
3 Persons	5%
4 Persons	4%
5 Persons or more	4%
Bedroom Size	% of Total
0 BR (Studio)	7%
1 BR	51%
2 BR	31%
3 BR	9%
4 BR or larger	2%

As illustrated in the chart shown there is a great need for assistance in one- or two-bedroom units, for one- and two-person households. Nearly two-thirds of our clients have a disabled household member, and one in five has children in the home. Without voucher assistance and participation from private landlords, these members of our community may be living in unsafe or overcrowded housing or facing homelessness. We encourage you to share your positive stories as participating landlords with others, so they could also enjoy these benefits of renting to our clients.

10 Benefits of Renting to Section 8 Tenants

1. Consistent rent payments made by the Housing Authority
2. Tenants pre-screened for certain criminal histories
3. Constant tenant base (helping to lower vacancy rates)
4. Less turnover (another reason for lower vacancy rates)
5. Tenants are highly motivated to pay their portion of rent
6. Less delinquency
7. Fewer evictions
8. Periodic inspections
9. Free advertising
10. The joy of helping people in need

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.*

Landlords are Encouraged to be Active in Managing their Properties

As we put the pandemic years behind us and move back to “business as usual” we have seen higher than normal inspection failures. Inspections are intended to verify that the housing being assisted remains in a generally safe and sanitary condition. However, they are performed annually at most, and biannually for units that pass their first annual inspection and/or haven’t had inspection failures in the past. Due to the length of time between PHA Inspector visits, landlords are encouraged to check in with their tenants, do their own inspections, and be aware of any maintenance issues or potential repairs needed at their rentals. As Benjamin Franklin once said, “An ounce of prevention is worth a pound of cure.” In other words, it’s best to prevent problems or fix them when they’re small, rather than ignoring what will inevitably become larger, more difficult problems if left unaddressed. Regular maintenance is the responsibility of the landlord or property manager, and it is important for ensuring the safety and comfort of tenants, as well as the security of your real estate investment. Landlords should keep communications open and active with tenants (though not intrusive) so that they are kept informed by residents of any problems, whether they be insignificant or require immediate attention.

The table below shows the types and amounts of failed voucher program inspections that occurred in 2022.

Inspection Failure Type	Count 2022	% of Total Failures
Health & Safety	3	2.91%
Non Health & Safety	12	11.65%
Routine Maintenance	84	81.55%
Uncategorized	4	3.89%
Total Failed Inspections	103	

The “Health and Safety” category typically reflects a non-operational or removed smoke detector. These failures are largely preventable by testing batteries regularly and requiring alarms remain active/installed.

“Non-health and safety” failures represent missed inspections or tenant-caused issues, which is why it’s important for landlords to stay in touch with tenants.

“Routine Maintenance” can range from a loose toilet, to missing CO2 detector, to oven burners not working, light covers missing, mold, or other relatively minor maintenance issues that, many times, can be resolved quickly and with little expense.

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 x210 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 tenant last name:

- Begins with A-Gr**..... x216
- Begins with Gu-Pr**..... x227
- Begins with Pu-Z**..... x233
- Mandee** for EHV program x231
- Stephanie** for accounting..... x221
- Housing Advocate** Jennifer..... x217

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



Upcoming Event Announcement:

We’re thrilled to announce that the Housing Authority is planning our **second annual Landlord Appreciation Luncheon**, scheduled for July 20, 2023 from 11:45-1:30 pm. We’re excited to show our appreciation for our landlords working with us and supporting our programs. Once again, we’ll be at Eureka’s beautiful Wharfinger building, and lunch will be provided, along with an update from the Housing Authority and guest speakers. If you’re interested in getting on our list to attend, or want to share questions or ideas for topics you’d be interested in hearing about, please contact Jennifer Toole, Housing Advocate, at jtoole@eurekahumboldtha.org or via call/text to 707.599.0729. We look forward to seeing you in July!