



HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT



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AGENDA

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT BOARD OF COMMISSIONERS REGULAR MEETING

Monday, May 11, 2026, 12:00pm

LOCATION

Housing Authority of the County of Humboldt, 735 W. Everding Street, Eureka CA 95503

Portions of this meeting may be conducted by teleconferencing in accordance with Government Code Section 54953(b). Teleconference locations are as follows: 735 W. Everding St., Eureka California. The location is accessible to the public, and members of the public may address the Housing Authority of the County of Humboldt Board of Commissioners from any teleconference location.

PUBLIC PARTICIPATION

Public access to this meeting is available in person at the above location.

Persons wishing to address the Board of Commissioners are asked to submit comments for the public speaking portion of the agenda as follows:

- Send an email with your comment(s) to HR@eurekahumboldtha.org prior to the Board of Commissioners meeting; or
- Call and leave a message at (707) 443-4583 ext. 219; or
- Request to speak during Public Comment (agenda item 2), subject to applicable time limits.

When addressing the Board on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of five minutes per agenda item when the subject is before the Board.

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1. Roll Call

2. Public Comment (Non-Agenda):

This time is reserved for members of the public to address the Committee relating 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.

3-6

3. Approve Minutes of the Board of Commissioners regular meeting held March 9, 2026.

4. Bills and Communications: none



The Housing Authorities are Equal Housing Opportunity Organizations



5. 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 Commissioner's Agenda.

- 7-9 5a. Occupancy and Leasing Report
- 10 5b. Voucher Programs Utilization Reports

6. Reports of the Commissioners:

This time is reserved for Commissioners to share any relevant news or housing related endeavors undertaken by Commissioners.

7. Unfinished Business: None.

8. New Business:

- 11-17 8a. Informational: Housing Authorities Programs Update

9. Closed Session (if needed).

10. Adjournment

Note: The next regularly scheduled board meeting is Monday, June 8, 2026 at noon.

Note

Documents related to this agenda are available on-line at:

<https://eurekahumboldtha.org/governance/>

Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review.

MINUTES

MEETING OF THE HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT BOARD OF COMMISSIONERS

Monday, March 9, 2026

Vice-Chairperson Fitzgerald declared a quorum present and called the meeting to order at 12:00 p.m. Note that due to Chairperson Conner's remote attendance, the meeting was lead by Vice-Chairperson Fitzgerald.

Motion for Chairperson Conner to participate by phone, made by Commissioner Leon.
Second - Commissioner Zondervan-Droz.
All Approve

1. Roll Call

Present: Chairperson Conner – remote
Vice Chairperson Fitzgerald
Commissioner Leon
Commissioner Zondervan-Droz
Commissioner Derooy
Commissioner Durchslag
Absent: Commissioner Escarda
Staff: Churchill
Wiesner

2. **Public Comment** (Non-Agenda): None heard.

3. **Approve minutes** of the board of commissioners regular meeting held:
December 8, 2025.

Motion to approve the minutes of the regular meeting held December 8, 2025, made by
Commissioner Leon.
Second – Commissioner Zondervan-Droz.

Roll call:

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz, DeRooy
Nays: None
Abstain: Durchslag
Absent: Escarda

Vice-Chairperson Fitzgerald declared the motion carried to approve the minutes of
December 8, 2025.

4. **Bills and Communications:**

4a. Landlord Newsletter, December 2025

Commissioners stated that they appreciate the newsletter and find it informative.

4b. Landlord Update Letter, February 2026

Commissioners stated that they appreciate the update.

Question asked by Commissioner Durchslag on how and when the landlords get the newsletters and update letters. Clarification provided that they are mailed to any active landlords, as well as being posted online.

5. Report of the Secretary:

5a. Occupancy and Leasing Report
Secretary Churchill briefs the board on this report.

5b. HCV Utilization Reports
Secretary Churchill briefs the board on this report.

6. Reports of the Commissioners:

Chairperson Conner commented that the Performance Evaluation for Executive Director was completed Q4 and was a positive one. New goal established to increase relationship with the County Board of Supervisors. Reminded board that if there is any feedback, to reach out.

Commissioner Durchslag commented on the SoHum Housing Opportunities (SHHO). He is a facilitator and consultant. SHHO is the grantee of an encampment resolution funding of \$3.5 M to develop an interim safe camp. Currently 50% expended, 100% obligated by April. Tiny homes and other endeavors in process. MOU w/ 15 unit motel. Planning Redwood Rural Health (RRH) program with local rentals.

7. Unfinished Business:

None.

8. New Business:

8a. Resolution 524, 2024 Audit
Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION 524

TO ACCEPT AGENCY AUDIT REPORTS FOR
FISCAL YEAR ENDING DECEMBER 31, 2024

WHEREAS, It is a requirement of the United States Department of Housing and Urban Development that the Housing Authority have an independent audit of Compliance and Internal Control Over Financial Reporting based on Audit of Financial Statements Performed in Accordance with Government Audit Standards; and

WHEREAS, It is a requirement of the United States Department of Housing and Urban Development that the Housing Authority have an independent audit of Compliance with Requirements Applicable to Each Major Program and on Internal Control Over Compliance In Accordance with OMB Circular A-133; and

WHEREAS, The Housing Authority has contracted with Smith Marion & Co. LLP, Certified Public Accountants, to complete the audit; and

WHEREAS, The Annual Audit has been completed and the Auditors Report has been submitted to the members of the Board of Commissioners for review and approval; and

WHEREAS, The Commissioners have reviewed the audit report and found it to be substantially correct.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of the County of Humboldt do hereby accept the Audited Financial Statements for the fiscal year ending December 31, 2024.

Motion to approve Resolution 524 made by Chairperson Conner.
Second – Commissioner Leon

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz, DeRooy, Durchslag
Nays: None
Abstain: None
Absent: Escarda

Vice-Chairperson Fitzgerald declared the motion carried and Resolution 524 approved.

**8b. Resolution 525, 2025 SEMAP Submission
Recommended Board Action: Accept and Adopt for Approval**

RESOLUTION 525

RESOLUTION TO APPROVE THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION AND RATIFYING ITS SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) measures the Public Housing Authorities' performance of their administration of the Section 8 Housing Choice Voucher Program through the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, Housing Authorities are required to submit SEMAP certifications to HUD, and under SEMAP, HUD evaluates the Housing Authority's performance based on various indicators and routinely conducts onsite SEMAP Confirmatory Reviews; and

WHEREAS, HUD requires that SEMAP certifications be submitted sixty (60) days after the end of the preceding fiscal year; and

WHEREAS, staff has compiled accurate and complete information in preparation of the 2025 SEMAP certification submitted to HUD on February 23, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby ratifies the submission of the Section Eight Management Assessment Program (SEMAP) Certification for the Fiscal Year Ending December 31, 2025, as previously submitted to the U.S. Department of Housing and Urban Development.

Motion to approve Resolution 525 made by Commissioner Zondervan-Droz
Second – Vice Chairperson Fitzgerald

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz, DeRooy, Durchslag
Nays: None
Abstain: None
Absent: Escarda

Vice-Chairperson Fitzgerald declared the motion carried and Resolution 525 approved.

8c. Annual Meeting and Election of Officers
Recommended Board Action: *Elect Officers*

Chairperson Conner asks the Board if anyone would like to discuss or nominate someone to Chairperson and Vice Chairperson.

Motion made by Commissioner Leon to re-elect Elizabeth Conner as Chairperson and to re-elect Maureen Fitzgerald as Vice Chairperson

Second – Commissioner Zondervan-Droz

Roll call:

Ayes: Conner, Fitzgerald, Leon, Zondervan-Droz, DeRooy, Durchslag
Nays: None
Abstain: None
Absent: Escarda

Vice-Chairperson Fitzgerald declared the motion carried and confirmed re-election of the current Board of Commissioners officers.

8d. Informational – 2026 Board Calendar

Secretary Churchill noted that there are notes on most months of annual items that will be discussed. If there is nothing urgent, a meeting may be adjourned. Also of note, October's meeting is scheduled for Tuesday the 13th, as that Monday is a holiday.

Commissioner Zondervan-Droz noted that she will be out of state in September and will call in via phone.

9. Closed Session: None needed.

10. Adjournment

There being no further business to come before the Commissioners, the meeting was adjourned at 12:30 p.m.

Chairperson

Secretary

**Occupancy and Leasing Report
Apr-26**

Program	Total Units Available	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Wait List End of Month
HOUSING AUTHORITY OF THE CITY OF EUREKA														
Public Housing	195	187	185	186	185									1054
Eureka Family Housing	51	49	48	47	47									1033
Eureka Senior Housing	22	22	21	21	21									211
Total City Units	268	258	254	254	253	0	0	0	0	0	0	0	0	0

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT

Vouchers - Program Allocation vs. Utilization														
Program	Total Units Available	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Waitlist Closed 3/28/25
Housing Choice Vouchers	1234	890	882	877	872									1620
VASH Vouchers	95	88	86	87	89									N/A
Mainstream vouchers	75	71	71	69	70									N/A
Emergency Housing Vouchers (EHV)	182	102	99	96	97									N/A
FYI Foster Youth to Independence (2026)	3	0	0	0	0									N/A
Total All Vouchers	1589	1151	1138	1129	1128	0	0	0	0	0	0	0	0	0

Project Based Vouchers (note that these are a subset of HCV & VASH voucher counts shown above)

PBV-VASH - Bayview Heights (Eureka)	22	22	20	20	21									N/A
PBV-HCV - Bayview Heights (Eureka)	3	2	2	2	2									2
PBV-HCV - Sorrell Place (Arcata)	5	5	5	5	5									368
PBV-HCV - Providence (Eureka)	42	37	37	37	37									N/A
PBV-HCV - Key Me Ek (Eureka)	13	13	13	13	12									N/A
PBV-HCV - Laurel Canyon	35	35	34	34	35									186
Total Project Based Vouchers	120	114	111	111	112	0	0	0	0	0	0	0	0	0

Vouchers issued but not under contract, end of month (aka "Searching")

	7
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Note: Occupancy / utilization numbers shown are as of the first day of the month.

- Total PH units is 198; 3 units are exempted for EPD use, Boys & Girls Club, and Maintenance use, and are unavailable for tenant rental. HACE is starting a plan of held vacancies in the 25-1/Prospect Street units to facilitate rehabilitation plans in later 2026.
- Mainstream vouchers were awarded December 2020. Funding and voucher issuance began April 2021. 25 Mainstream vouchers will be allocated via waitlist pulls; 50 will be via referral from CoC partners. Mainstream applicants share waitlist with HCV applicants.
- No PHA waitlist for EHV; all are issued based on referral from HHC or HDVS. Referrals began Q4 2021; no new vouchers after 9/30/2023.
- Bayview Heights - 25 PBVs for veterans at 4th & C Street, Eureka; contract signed 6/30/2020. 3 vouchers reserved for non-VASH prioritized clients, pulled from waitlist.
- Sorrell Place - 5 PBV units for extremely low income households; 7th & I Street, Arcata; contract signed 6/1/2022.
- Providence Mother Bernard House - 42 PBV units based on referral from CoC; contract signed 1/8/2024.
- Laurel Canyon (7th & Myrtle Ave.) - 35 senior PBV units; contract signed 12/7/2023.
- Key-Me-Ek - 13 PBV units based on referral from CoC; contract signed 11/1/2024.
- FYI Vouchers (Foster Youth to Independence) - DHHS and HACH entered an MOU in 2025 to request and administer FYI vouchers. Up to 25 vouchers can be requested per year; first 3 vouchers requested in 2025 and funded Q1-2026.

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT
All Voucher Programs
For the month of March 2026

	January	February	March	Total
Traditional HCV & VASH (Includes PBVs and FYI)				
A				
HAP income (budget authority)	\$ 785,634	\$ 785,634	\$ 785,634	\$ 2,356,901
HAP expenses	(775,054)	(770,614)	(765,780)	(2,311,448)
Surplus (Deficit)	10,580	15,020	19,854	45,453
B				
% Total income utilized	98.65%	98.09%	97.47%	98.07%
Administrative/Other Income	115,892	100,837	100,774	317,502
Operating expenses	(95,725)	(86,361)	(92,929)	(275,015)
Surplus (Deficit)	20,167	14,476	7,845	42,487
Remaining HAP Cash	10,950	8,580	18,528	
Remaining Non-HAP Cash	1,011,428	1,012,302	1,020,956	
Total HCV Cash	1,022,378	1,020,882	1,039,484	
Cash Increase/(Decrease)	25,270	(1,496)	18,602	
# of Households Assisted	978	968	964	2,910
Average HAP Payment	\$ 792	\$ 796	\$ 794	\$ 794
Mainstream (disabled & non-elderly)				
A				
HAP income (budget authority)	\$ 56,829	\$ 56,829	\$ 51,816	\$ 165,474
HAP expenses	(58,287)	(58,339)	(56,274)	(172,900)
Surplus (Deficit)	(1,458)	(1,510)	(4,458)	(7,426)
B				
% Total income utilized	102.57%	102.66%	108.60%	104.49%
Administrative/Other Income	6,653	6,648	6,655	19,957
Operating expenses	(5,718)	(5,601)	(6,470)	(17,788)
Surplus (Deficit)	935	1,048	185	2,168
Remaining HAP Cash	1,374	(12,200)	1,734	
Remaining Non-HAP Cash	75,538	76,355	55,553	
Total MSV Cash	76,912	64,155	57,287	
Cash Increase/(Decrease)	1,371	(12,758)	(6,868)	
# of Households Assisted	71	71	69	211
Average HAP Payment	\$ 821	\$ 822	\$ 816	\$ 819
Emergency Housing Vouchers (EHVs)				
A				
HAP income (budget authority)	\$ 112,044	\$ 112,044	\$ 112,044	\$ 336,132
HAP expenses	(95,006)	(91,038)	(90,200)	(276,244)
Surplus (Deficit)	17,038	21,006	21,844	59,888
C				
% Total income utilized	84.79%	81.25%	80.50%	82.18%
Administrative/Other Income	13,288	13,238	12,166	38,692
Operating expenses	(9,379)	(9,607)	(10,673)	(29,660)
Surplus (Deficit)	3,908	3,630	1,494	9,032
Remaining HAP Cash	19,084	19,719	28,256	

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT
All Voucher Programs
For the month of March 2026

	January	February	March	Total
Remaining Non-HAP Cash	153,757	172,019	174,073	
Total EHV Cash	<u>172,840</u>	<u>191,738</u>	<u>202,329</u>	
Cash Increase/(Decrease)	14,086	18,898	10,590	
# of Households Assisted	102	99	96	297
Average HAP Payment	\$ 931	\$ 920	\$ 940	\$ 930
Total All Voucher Programs				
HAP income (budget authority)	\$ 954,507	\$ 954,507	\$ 949,494	\$ 2,858,507
HAP expenses	(928,347)	(919,991)	(912,254)	(2,760,592)
Surplus (Deficit)	<u>26,160</u>	<u>34,516</u>	<u>37,240</u>	<u>97,915</u>
% Total income utilized	97.26%	96.38%	96.08%	96.57%
Administrative/Other Income	135,833	120,722	119,595	376,150
Operating expenses	(110,822)	(101,569)	(110,071)	(322,463)
Surplus (Deficit)	<u>25,011</u>	<u>19,153</u>	<u>9,524</u>	<u>53,688</u>
Remaining HAP Cash	31,407	# 16,099	# 48,518	
Remaining Non-HAP Cash	1,240,724	# 1,260,676	# 1,250,582	
Total Program Cash	<u>1,272,131</u>	<u>1,276,775</u>	<u>1,299,099</u>	
Cash Increase/(Decrease)	40,728	# 4,644	# 22,324	
# of Households Assisted	1,151	1,138	1,129	3,418
Average HAP Payment	\$ 807	\$ 808	\$ 808	\$ 808

Notes

- A** Includes 3 FYI vouchers issued.
- B** HCV and MSV voucher issuance on hold. Expecting spending to be near, or below 100% until future issuance can resume. Special
- C** No longer issuing EHV vouchers. Budget authority extends through 2026, with any remaining reserves funding vouchers through
- D** HAP cash on hand is minimal, but HAP advances are available through HUD. Restricted cash position may go "negative" while waiting for HUD advance HAP deposits and is temporarily funded with excess unrestricted funds.
 HUD Held Reserves *estimated as of 04/21/2026*
 HCV - \$0
 MSV - \$0
 EHV - \$1,209,203
 *Reserves will be utilized to fund budget authority for remaining EHV program months.

Housing Choice Vouchers

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	917	918	903	882	866	884	866	843	877	1005	978
February	921	919	898	894	867	875	858	844	926	1002	968
March	923	918	896	897	861	875	862	844	934	1005	964
April	928	919	908	895	859	873	858	844	934	1013	
May	927	917	905	895	850	873	861	838	947	1009	
June	930	914	898	892	853	868	864	841	954	1004	
July	924	919	895	882	873	865	856	849	973	999	
August	923	917	888	879	872	864	854	847	976	992	
September	927	913	888	872	883	864	851	846	984	989	
October	934	906	888	866	888	862	846	844	985	989	
November	928	903	887	881	890	866	839	839	992	988	
December	925	902	882	877	887	857	842	838	1003	983	
Average	926	914	895	884	871	869	855	843	957	998	970
UML's	11,107	10,965	10,736	10,612	10,449	10,426	10,257	10,117	11,485	11,978	2,910

Mainstream Vouchers

					<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January						27	43	51	55	71
February						27	45	53	59	71
March						28	48	54	64	69
April						29	50	54	68	
May						31	50	55	69	
June						32	51	55	71	
July						36	52	54	71	
August					4	37	53	55	71	
September					15	36	50	55	70	
October					18	37	51	57	69	
November					24	38	50	58	70	
December					27	39	51	56	70	
Average					21	33	50	55	67	70
UML's					88	397	594	657	807	211

Emergency Housing Vouchers

					<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January						5	86	145	128	102
February						11	100	146	124	99
March						15	102	144	123	96
April						18	108	143	118	
May						23	111	142	116	
June						30	114	141	112	
July						38	127	142	111	
August						42	127	143	112	
September						46	137	144	109	
October						64	135	142	109	
November						69	141	135	109	
December					4	80	147	131	106	
Average					4	37	120	142	115	99
UML's					4	441	1435	1698	1377	297

Total All Voucher Programs

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
January	917	918	903	882	866	884	898	972	1073	1188	1151
February	921	919	898	894	867	875	896	989	1125	1185	1138
March	923	918	896	897	861	875	905	994	1132	1192	
April	928	919	908	895	859	873	905	1002	1131	1199	
May	927	917	905	895	850	873	915	999	1144	1194	
June	930	914	898	892	853	868	926	1006	1150	1187	
July	924	919	895	882	873	865	930	1028	1169	1181	
August	923	917	888	879	872	868	933	1027	1174	1175	
September	927	913	888	872	883	879	933	1033	1183	1168	
October	934	906	888	866	888	880	947	1030	1184	1167	
November	928	903	887	881	890	890	946	1030	1185	1167	
December	925	902	882	877	887	888	961	1036	1190	1159	
Average	926	914	895	884	871	894	925	1,012	1,153	1,180	1,139
UML's	11,107	10,965	10,736	10,612	10,449	10,518	11,095	12,146	13,840	14,162	3,418

Housing Authority of the County of Humboldt

Board of Commissioners Meeting

May 11, 2026

Agenda Item 8a

Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Programs Updates - Informational

BACKGROUND AND HISTORY:

The “Programs Updates” agenda item is intended to provide the Board with periodic, high-level updates on the status of agency programs and any notable changes that may affect operations, compliance, or service delivery. These updates help ensure the Board remains informed and able to provide effective oversight.

Providing these updates on a periodic basis is particularly important as programs evolve, new Board members join, and external requirements change. This ensures all Commissioners—regardless of tenure—have a shared understanding of what programs the Housing Authorities operate and how they align with the agency’s mission and strategic goals.

The following slideshow was presented at the March 24, 2026 Board of Supervisors meeting and has been updated to reflect current numbers.

Impact to Personnel:

None.

Fiscal Impact:


None.

Alternatives:

N/A

STAFF RECOMMENDATION:

None; informational only.



HOUSING AUTHORITY PROGRAMS UPDATE

HOUSING AUTHORITIES OF THE CITY OF EUREKA AND THE
COUNTY OF HUMBOLDT
MARCH 2026
PRESENTED BY CHERYL CHURCHILL, EXECUTIVE DIRECTOR

1


OUR MISSION

The mission of the Housing Authorities of the City of Eureka and 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 Authorities are committed to operating in an efficient, ethical, and professional manner, and treating all clients with dignity and respect. The Housing Authorities will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.




2

WE ARE ACTUALLY TWO AGENCIES!



Housing Authority of the County of Humboldt Housing Authority of the City of Eureka

3



HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT


ADMINISTERS VOUCHER PROGRAMS FOR HUMBOLDT

- HOUSING CHOICE VOUCHER (STANDARD "SECTION 8")
- VASH (VETERANS)
- MAINSTREAM (NON-ELDERLY & DISABLED)
- EHV (EMERGENCY HOUSING VOUCHERS)
- FYI (FOSTER YOUTH TO INDEPENDENCE)

4

HOUSING CHOICE VOUCHERS


- Allocation of 1,234 vouchers
- 964 Vouchers currently utilized
- HUD is currently funding at approx. 989 vouchers
- Average monthly assistance of \$794 per household
- Waitlist is closed
- No vouchers being issued per HUD mandate



5

PROJECT BASED VOUCHERS (PBVS)

- Regular HCVs placed permanently at projects are "PBVs"
- They help fund the project at market rate rents
- PBVs make affordable housing more feasible
- Humboldt currently has 5 PBV locations & 120 PBVs
- HACE repositioning will add new vouchers & additional PBVs



6

VASH – VETERAN’S AFFAIRS SUPPORTIVE HOUSING



- Allocation of 95 vouchers
- Requested more in 2025; HUD authorized 5 additional vouchers
- 89 Vouchers currently utilized
- Average monthly assistance of \$765/unit
- 25 vouchers project-based at Bayview Heights (108 4th Street)
- Supportive services provided by HUD-VASH caseworkers & VA
- Referrals provided by VA & Nation’s Finest



7

MAINSTREAM VOUCHERS

- Available for non-elderly & disabled (18-61 years old with disability)
- 75 vouchers allocated to Humboldt
- 70 Vouchers currently utilized
- Currently using 100% of funding
- Average monthly assistance of \$816
- 50 provided by referral from DHHS; 25 from HACH waitlist
- Will request more when HUD announces availability



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EMERGENCY HOUSING VOUCHERS (“EHV’S”)



- Created during pandemic to assist homeless populations
- 182 allocated to Humboldt
- Voucher issuance ceased 9/2023
- Now utilizing 96 vouchers
- No further funding after 2026
- Current funding estimated to go through Q1-2027



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FYI – FOSTER YOUTH TO INDEPENDENCE

- Available to former foster youth ages 18-24
- New to Humboldt in 2026
- Over-the-counter; first 3 vouchers awarded
- Can request up to 25/year
- Work with social services for:
 - Referrals
 - Ongoing supportive services



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HOUSING AUTHORITY OF THE CITY OF EUREKA

OWNS AND MANAGES 270 UNITS IN EUREKA:
PUBLIC HOUSING (196 UNITS)
FAMILY HOUSING (51 UNITS)
SENIOR HOUSING (22 UNITS)
1 PRIVATE RENTAL
ALL WAITLISTS ARE OPEN!



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PUBLIC HOUSING REPOSITIONING

The Housing Authority is working to bring the next generation of affordable housing to Eureka, planning for new and more units in the city.



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“GREEN PHASE” – 44 UNITS NEW CONSTRUCTION, HILER ST.



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“RED PHASE” – 98 UNITS OF REHAB



14

“BLUE & PURPLE PHASE” – 44 UNITS NEW CONSTRUCTION & 4 UNITS REHAB, ALL SENIOR HOUSING



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EVERDING COMMUNITY CENTER + BOYS AND GIRLS CLUB

- Current B&GCR is 1950's duplex converted to Clubhouse
- Not designed for this use
- Club utilization is outgrowing space
- Not currently ADA accessible
- Replacement building will address these issues and provide new community meeting space



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CHALLENGES

- Funding
- Timing
 - Partially a function of funding
 - Remote location adds time to projects
- Current political climate
- Availability of vouchers



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THANK YOU!

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