



HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT

735 WEST EVERDING STREET, EUREKA CA 95503
PHONE: (707) 443-4583 FAX: (707) 443-4762 TTY: (800) 651-5111
WWW.EUREKAHUMBOLDTHA.ORG



AGENDA

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

Tuesday October 13, 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.

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. Approve Minutes of the Board of Commissioners

- a. Regular meeting held September 14, 2026

3-6



The Housing Authorities are Equal Housing Opportunity Organizations



- 7-8 4. Bills and Communications:
4a. Notice of Eligibility for EHV Tenant Protection Vouchers
- 9 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.
10-12 5a. Occupancy and Leasing Report
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:
13-22 8a Resolution 529, Proposed Utility Allowance Study Schedule for 2027
Recommended Board Action: Accept and Adopt for Approval
23-49 8b. Resolution 530, Annual Operating Budget for FY Ending December 31, 2027
Recommended Board Action: Accept and Adopt for Approval
50-53 8c. Resolution 531, HCV Payment Standards 2027
Recommended Board Action: Accept and Adopt for Approval
9. Closed Session (if needed).
10. Adjournment

Note: The next regularly scheduled board meeting is Tuesday, November 10, 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, September 14, 2026

Chairperson Conner declared a quorum present and called the meeting to order at 12:05 p.m.

Motion for Commissioner Leon to participate by phone, made by Commissioner Zondervan-Droz.

Second - Commissioner Durchslag.

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

1. Roll Call

Present: Chairperson Conner
Vice Chairperson Fitzgerald
Commissioner Leon (via Phone)
Commissioner Zondervan-Droz
Commissioner Durchslag
Absent: Commissioner Derooy
Commissioner Escarda
Staff: Churchill
Wiesner
Viernes-Olson

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

3. Approve minutes of the board of commissioners regular meeting held August 10, 2026.

Motion to approve the minutes of the regular meeting held August 10, 2026, made by Commissioner Durchslag.

Second – Commissioner Zondervan-Droz.

Roll call:

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

Chairperson Conner declared the motion carried to approve the minutes of August 10, 2026.

4. Bills and Communications: none

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:
 - 6a. Commissioner Durchslag – No real updates. All projects are currently in the waiting stage. Hoping for movement soon.
7. Unfinished Business:
None.
8. New Business:
 - 8a. Resolution 527 - 2027 Administrative Plan
Recommended Board Action; *Accept and Adopt for Approval*

RESOLUTION 527

Resolution Approving and Adopting Updates to the Housing Authority of the County of Humboldt Housing Choice Voucher Program Administrative Plan

WHEREAS, It is a requirement of the Housing Authority of the County of Humboldt to have an updated, approved Administrative Plan for the administration of its Housing Choice Voucher programs; and

WHEREAS, Staff has amended the current Administrative Plan to include Housing Opportunity Through Modernization Act (HOTMA) updates; and

WHEREAS, The Commissioners have reviewed the proposed HOTMA updates to the Administrative Plan; and

WHEREAS, The proposed addition was advertised and made available for forty-five (45) days of public comment, with a public comment meeting held on Tuesday, September 1, 2026, via conference call; and

WHEREAS, There were no public comments received; and

WHEREAS, The approved, updated Administrative Plan will be sent to HUD for their reference; and

WHEREAS, The updated Administrative Plan will be implemented immediately as applicable; and

NOW, THEREFORE, BE IT RESOLVED, That the Commissioners of the Housing Authority of the County of Humboldt do hereby approve and adopt the proposed changes to the Administrative Plan for Housing Opportunity Through Modernization Act updates.

Motion to approve Resolution 527 made by Vice Chairperson Fitzgerald.
Second – Commissioner Zondervan-Droz

Roll call:

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

Chairperson Conner declared the motion carried and Resolution 527 approved.

8b. Resolution 528 - 2027 PHA Plan and Goals

Recommended Board Action; *Accept and Adopt for Approval*

RESOLUTION 528

RESOLUTION TO APPROVE ANNUAL AGENCY PLAN

WHEREAS, In order to be in compliance with regulations of the United States Department of Housing and Urban Development, the Housing Authority of the County of Humboldt must submit an agency plan on an annual basis; and

WHEREAS, The Agency Plans have been reviewed for accuracy and completeness; and

WHEREAS, A Public Notice stating the Draft Agency Plan were available for review at the Housing Authority office from July 30, 2026 through September 13, 2026 was published and available on the Housing Authority of the County of Humboldt website and front lobby of the Housing Authority office; and

WHEREAS, The Public Hearing was held on September 1, 2026; and

WHEREAS, There were no changes or corrections to the agency plans suggested.

NOW, THEREFORE, BE IT RESOLVED, That the Commissioners of the Housing Authority of the County of Humboldt do hereby approve the Annual Agency Plan for 2027.

Motion to approve Resolution 528 made by Commissioner Zondervan-Droz.
Second – Commissioner Durchslag

Roll call:

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

Chairperson Conner declared the motion carried and Resolution 528 approved.

9. Closed Session: None needed.

10. Adjournment

There being no further business to come before the Commissioners, the meeting was adjourned at 12:43 p.m.

Chairperson

Secretary

Subject: Availability of Tenant Protection Vouchers for Emergency Housing Voucher Families under Notice PIH 2026-25

Dear Executive Director:

On September 2, 2026, the President signed the Continuing Appropriations and Extensions Act, 2027, which provided for continued government funding through December 11, 2026. As part of the act, HUD is authorized to provide Tenant Protection Vouchers (TPVs) for any Emergency Housing Voucher (EHV) family under lease as of September 30, 2026. After implementing this provision, all EHV's will be fully converted to the Housing Choice Voucher (HCV) Program.

Public Housing Agencies (PHAs) currently participating in the EHV Program that have EHV families under lease as of September 30, 2026, are eligible to receive funding under Notice PIH 2026-25. Non-EHV PHAs administering an EHV household through portability billing as of September 30, 2026, are also eligible to receive funding for that family.

To determine a PHA's award, a family is attributed to the PHA administering the Housing Assistance Payments (HAP) contract for the family as of September 30, 2026. In an EHV portability case, the family is included in the count of the PHA administering the HAP contract on that date. This includes PHAs without EHV programs who didn't absorb families into their HCV program and instead chose to bill, as the initial PHA still reported those families in EHV fields for HUD's Voucher Management System (VMS) and paid with EHV funds. If the family is under lease in the EHV program in the initial PHA's jurisdiction while searching for a unit in the receiving PHA's jurisdiction, the family is counted by the initial PHA.

A former EHV family that transitioned to the HCV Program or any other housing assistance program before September 30, 2026, is not eligible for inclusion in any PHA's prospective EHV-TPV award. EHV families placed on the HCV waiting list but not yet transitioned to the HCV Program are eligible for EHV-TPVs as long as they were still under lease in the EHV Program as of September 30, 2026. Such EHV families would be removed from the HCV waiting list once they have been issued an EHV-TPV.

EHV families under lease as of September 30, 2026, are eligible for the EHV-TPV and are considered continuously assisted. PHAs do not need to add families to the waiting list or rescreen families. The PHA's administrative plan regarding payment standard for HCV program participants is applicable to the EHV-TPV families. Families can remain in units under lease.

When the EHV-TPV family leaves the program, the PHA must not reissue the voucher. HUD will reduce the PHA's unit months authorized to reflect EHV-TPV families that have left the program.

HUD estimates that CA086 Housing Authority of the County of Humboldt
has 88 EHV families under lease as of September 30, 2026. For any corrections of these
estimates or any other questions should come to HUD at EHV@hud.gov by **11:59:59 p.m. ET**
on October 15, 2026.

Occupancy and Leasing Report
Aug-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	183	183	179	176					1098
Eureka Family Housing	51	49	48	47	47	49	49	49	49					1080
Eureka Senior Housing	22	22	21	21	21	22	22	22	22					231
Total City Units	268	258	254	254	253	254	254	250	247	0	0	0	0	

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT

Vouchers - Program Allocation vs. Utilization														
Housing Choice Vouchers	1234	890	882	877	872	870	862	855	852					1622
VASH Vouchers	100	88	86	87	88	88	91	88	87					N/A
Mainstream Vouchers	75	71	71	69	70	69	70	73	73					N/A
Emergency Housing Vouchers (EHV)	182	102	99	96	97	96	96	95	92					N/A
FYI Foster Youth to Independence (2026)	8	0	0	0	0	0	0	0	0					N/A
Total All Vouchers	1599	1151	1138	1129	1128	1123	1119	1111	1104	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	20	20	22	22					N/A
PBV-HCV - Bayview Heights (Eureka)	3	2	2	2	2	2	3	2	2					5
PBV-HCV - Sorrell Place (Arcata)	5	5	5	5	5	5	5	5	5					383
PBV-HCV - Providence (Eureka)	42	37	37	37	37	37	38	35	37					N/A
PBV-HCV - Laurel Canyon (Eureka)	35	35	34	34	35	35	35	34	35					7
PBV-HCV - Key Me Ek (Eureka)	13	13	13	13	12	12	12	12	11					N/A
PBV-HCV - The Mallard (Eureka)	**													132
Total Project Based Vouchers	120	114	111	111	112	111	113	110	112	0	0	0	0	

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

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's; all are issued based on referral from HHHC 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; 3 vouchers funded Q1-2026, additional 5 funded Q3-2026.

**10. The Mallard (Linc Housing) - 25 PBVs will assist extremely low income households at three locations in Eureka; lease-up expected Q4 2026

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

	January	February	March	April	May	June	July	August	Total
Traditional HCV & VASH (includes PBVs and FYI)									
A									
HAP income (budget authority)	\$ 785,634	\$ 785,634	\$ 785,634	\$ 776,809	\$ 777,552	\$ 765,627	\$ 763,641	\$ 766,950	\$ 6,207,481
HAP expenses	(775,130)	(770,782)	(764,866)	(766,201)	(758,946)	(754,836)	(748,795)	(742,275)	(6,081,831)
Surplus (Deficit)	10,504	14,852	20,768	10,608	18,606	10,791	14,846	24,675	125,650
B									
% Total income utilized	98.66%	98.11%	97.36%	98.63%	97.61%	98.59%	98.06%	96.78%	97.98%
Administrative/Other Income									
Operating expenses	115,892	100,837	100,774	107,311	96,871	109,568	109,560	120,085	860,897
Surplus (Deficit)	(95,725)	(86,361)	(92,929)	(88,874)	(84,162)	(98,151)	(184,998)	(105,833)	(837,033)
	20,167	14,476	7,845	18,437	12,709	11,417	(75,438)	14,252	23,863
Remaining HAP Cash	10,950	8,580	18,528	163,826	115,592	129,904	126,876	135,445	
Remaining Non-HAP Cash	1,011,428	1,012,302	1,020,956	1,070,413	1,046,493	1,061,251	1,075,172	1,089,242	
Total HCV Cash	1,022,378	1,020,882	1,039,484	1,234,239	1,162,085	1,191,155	1,202,048	1,224,687	
Cash Increase/(Decrease)	25,270	(1,496)	18,602	194,755	(72,154)	29,070	10,893	22,639	
# of Households Assisted	975	968	963	959	956	951	943	939	7,654
New Vouchers Searching at End of Month	6	4	6	5	6	1	2	4	
Average HAP Payment	\$ 795	\$ 796	\$ 794	\$ 799	\$ 794	\$ 794	\$ 794	\$ 790	\$ 795
Mainstream (disabled & non-elderly)									
A									
HAP income (budget authority)	\$ 56,829	\$ 56,829	\$ 51,816	\$ 59,334	\$ 58,592	\$ 59,954	\$ 61,939	\$ 62,249	\$ 467,542
HAP expenses	(58,287)	(58,339)	(56,274)	(58,524)	(57,190)	(59,109)	(60,735)	(60,246)	(468,704)
Surplus (Deficit)	(1,458)	(1,510)	(4,458)	810	1,402	845	1,204	2,003	(1,162)
B									
% Total income utilized	102.57%	102.66%	108.60%	98.63%	97.61%	98.59%	98.06%	96.78%	100.25%
Administrative/Other Income	6,653	6,648	6,655	17,718	6,923	100	140	1,442	46,279
Operating expenses	(5,716)	(5,601)	(6,470)	(5,999)	(7,617)	(6,589)	(12,200)	(7,194)	(57,387)
Surplus (Deficit)	935	1,048	185	11,719	(694)	(6,489)	(12,060)	(5,752)	(11,107)
Remaining HAP Cash	1,374	(12,200)	1,734	29	29	11,950	10,155	11,147	
Remaining Non-HAP Cash	75,538	76,355	55,553	68,506	58,118	51,345	44,666	39,271	
Total MSV Cash	76,912	64,155	57,287	68,535	58,147	63,295	54,821	50,418	
Cash Increase/(Decrease)	1,371	(12,758)	(6,868)	11,248	(10,388)	5,148	(8,474)	(4,403)	
New Vouchers Searching at End of Month	-	-	4	-	-	-	-	-	
# of Households Assisted	71	71	69	70	69	70	73	73	566
Average HAP Payment	\$ 821	\$ 822	\$ 816	\$ 836	\$ 829	\$ 844	\$ 832	\$ 825	\$ 828
Emergency Housing Vouchers (EHVs)									
A									
HAP income (budget authority)	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 112,044	\$ 896,351
HAP expenses	(95,024)	(91,056)	(90,143)	(89,910)	(89,136)	(88,809)	(86,923)	(82,920)	(713,921)
Surplus (Deficit)	17,020	20,988	21,901	22,134	22,908	23,235	25,121	29,124	182,430
C									
% Total income utilized	84.81%	81.27%	80.45%	80.25%	79.55%	79.26%	77.58%	74.01%	79.65%
Administrative/Other Income	13,288	13,238	12,166	12,256	12,169	9,120	9,114	12,219	93,570
Operating expenses	(9,379)	(9,607)	(10,673)	(10,232)	(12,369)	(10,942)	(18,885)	(12,782)	(94,869)
Surplus (Deficit)	3,908	3,630	1,494	2,024	(200)	(1,822)	(9,772)	(562)	(1,299)
Remaining HAP Cash	19,084	19,719	28,256	30,157	38,390	11,946	53	5,967	
Remaining Non-HAP Cash	153,757	172,019	174,073	175,398	174,803	173,340	164,330	170,620	
Total EHV Cash	172,840	191,738	202,329	205,554	213,193	185,286	164,383	176,587	
Cash Increase/(Decrease)	14,086	18,898	10,590	3,226	7,639	(27,907)	(20,903)	12,204	
New Vouchers Searching at End of Month	-	-	-	-	-	-	-	-	
# of Households Assisted	102	99	96	97	96	96	95	92	773
Average HAP Payment	\$ 932	\$ 920	\$ 939	\$ 927	\$ 929	\$ 925	\$ 915	\$ 901	\$ 924

Monthly HAP Summary

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

	January	February	March	April	May	June	July	August	Total
Total All Voucher Programs									
A HAP income (budget authority)	\$ 954,507	\$ 954,507	\$ 949,494	\$ 948,188	\$ 948,188	\$ 937,824	\$ 937,824	\$ 941,243	\$ 7,571,374
HAP expenses	(928,441)	(920,177)	(911,283)	(914,635)	(905,272)	(902,754)	(896,453)	(885,441)	(7,264,456)
Surplus (Deficit)	26,066	34,330	38,211	33,553	42,916	34,870	41,171	55,802	306,918
B % Total income utilized	97.27%	96.40%	95.98%	96.46%	95.47%	96.28%	95.61%	94.07%	95.95%
Administrative/Other Income	135,833	120,722	119,595	137,285	115,962	118,788	118,814	133,747	1,000,746
Operating expenses	(110,822)	(101,569)	(110,071)	(105,105)	(104,148)	(115,683)	(216,084)	(125,808)	(989,289)
Surplus (Deficit)	25,011	19,153	9,524	32,180	11,815	3,106	(97,270)	7,939	11,457
Remaining HAP Cash	31,407	16,099	48,518	194,011	154,010	153,800	137,083	152,558	
Remaining Non-HAP Cash	1,240,724	1,260,676	1,250,582	1,314,317	1,279,414	1,285,936	1,284,169	1,299,134	
Total Program Cash	1,272,131	1,276,775	1,299,099	1,508,328	1,433,424	1,439,736	1,421,252	1,451,691	
Cash Increase/(Decrease)	40,728	4,644	22,324	209,229	(74,904)	6,312	(18,484)	30,439	
# of Households Assisted	1,148	1,138	1,128	1,126	1,121	1,117	1,111	1,104	8,993
New Vouchers Searching at end of month	6	4	10	5	6	1	2	4	
Average HAP Payment	\$ 809	\$ 809	\$ 808	\$ 812	\$ 808	\$ 808	\$ 807	\$ 802	\$ 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 purpose HCV VASH and FYI vouchers can still be issued.
- C** No longer issuing EHV vouchers. Budget authority extends through 2026, with any remaining reserves funding vouchers through sunset of program.
- D** HAP cash on hand is minimal, but HAP advances are available through HUD. Restrict 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 07/31/2026*

HCV - \$367,766

MSV - \$0

EHV - \$671,970

*Reserves will be utilized to fund budget authority for remaining EHV program months.

- E** Beginning 04/2026, includes Local Area Investment Fund balance to represent full, unrestricted cash balance.

Housing Choice Vouchers	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
January	918	903	882	866	884	866	843	877	1005	975
February	919	898	894	867	875	858	844	926	1002	968
March	918	896	897	861	875	862	844	934	1005	963
April	919	908	895	859	873	858	844	934	1013	959
May	917	905	895	850	873	861	838	947	1009	956
June	914	898	892	853	868	864	841	954	1004	951
July	919	895	882	873	865	856	849	973	999	943
August	917	888	879	872	864	854	847	976	992	939
September	913	888	872	883	864	851	846	984	989	
October	906	888	866	888	862	846	844	985	989	
November	903	887	881	890	866	839	839	992	988	
December	902	882	877	887	857	842	838	1003	983	
Average	914	895	884	871	869	855	843	957	998	957
UML's	10,965	10,736	10,612	10,449	10,426	10,257	10,117	11,485	11,978	7,654

Mainstream Vouchers					2021	2022	2023	2024	2025	2026
January						27	43	51	55	71
February						27	45	53	59	71
March						28	48	54	64	69
April						29	50	54	68	70
May						31	50	55	69	69
June						32	51	55	71	70
July						36	52	54	71	73
August					4	37	53	55	71	73
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	71
UML's					88	397	594	657	807	566

Emergency Housing Vouchers					2021	2022	2023	2024	2025	2026
January						5	86	145	128	102
February						11	100	146	124	99
March						15	102	144	123	96
April						18	108	143	118	97
May						23	111	142	116	96
June						30	114	141	112	96
July						38	127	142	111	95
August						42	127	143	112	92
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	97
UML's					4	441	1435	1698	1377	773

Total All Voucher Programs	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
January	918	903	882	866	884	898	972	1073	1188	1148
February	919	898	894	867	875	896	989	1125	1185	1138
March	918	896	897	861	875	905	994	1132	1192	1128
April	919	908	895	859	873	905	1002	1131	1199	1126
May	917	905	895	850	873	915	999	1144	1194	1121
June	914	898	892	853	868	926	1006	1150	1187	1117
July	919	895	882	873	865	930	1028	1169	1181	1111
August	917	888	879	872	868	933	1027	1174	1175	1104
September	913	888	872	883	879	933	1033	1183	1168	
October	906	888	866	888	880	947	1030	1184	1167	
November	903	887	881	890	890	946	1030	1185	1167	
December	902	882	877	887	888	961	1036	1190	1159	
Average	914	895	884	871	894	925	1,012	1,153	1,180	1,124
UML's	10,965	10,736	10,612	10,449	10,518	11,095	12,146	13,840	14,162	8,993

Housing Authority of the County of Humboldt

Board of Commissioners Meeting

October 13, 2026

Agenda Item 8a

Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: HCV Utility Allowance

BACKGROUND AND HISTORY:

In accordance with HUD regulations, the Housing Authority must conduct an annual utility survey of a representative number of households in Humboldt County. This survey is then used to determine the utility allowance granted to each Section 8 household to aid them in paying for their utilities.

Staff contracted with the Nelrod Company to conduct the survey and recommend the utility allowances for the 2027 fiscal year. Attached are comparison sheets showing the proposed 2027 utility allowances and the current 2026 utility allowances, by building types and bedroom sizes.

Under HUD's regulations, if the utility survey indicates a change (increase OR decrease) in the utility allowance of at least 10%, the Housing Authority must adopt the new utility allowances. Utility allowance calculations vary with each rental unit, depending on which utilities are paid by the tenant, and which are paid by the landlord. Additionally, allowances have been provided for tenants who have approved reasonable accommodations for medical equipment allowances.

Impact to Personnel:

Minimal; staff update the utility allowance schedules annually, and this is built into regular processes.

Fiscal Impact:

The lower average utility allowance means that per unit per month (PUPM) HAP will be lower, as tenants may pay a greater share of the overall contract rent due to their reduction in utility payments. This in turn means that greater HAP dollars should be available to serve more families, compared to if the utility allowances remained the same.

Alternatives:

HUD requires PHAs to have an annual study and update utility allowances if there is more than a 10% change. As certain categories exceed a change of 10% (increase or decrease), the requirement is to update the allowances and no alternative is recommended.

STAFF RECOMMENDATION:

Staff recommend that the Board accept and approve the proposed 2027 HCV Utility Allowances.

January 1, 2027 Section 8 Utility Allowances Housing Authority of the County of Humboldt <i>Allowances are rounded to nearest dollar</i>												
A = Apartment H = House												
Utility or Service	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR	
	A	H	A	H	A	H	A	H	A	H	A	H
HEATING												
Natural Gas	50.00	70.00	58.00	86.00	68.00	98.00	78.00	111.00	86.00	123.00	96.00	138.00
Bottle Gas/Fuel Oil	94.00	132.00	106.00	157.00	123.00	183.00	145.00	204.00	157.00	225.00	174.00	251.00
Electric	29.00	66.00	34.00	77.00	45.00	90.00	56.00	102.00	67.00	115.00	79.00	128.00
Electric Heat Pump	25.00	36.00	30.00	43.00	35.00	51.00	56.00	57.00	67.00	63.00	79.00	70.00
Air Conditioning	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
COOKING												
Natural Gas	8.00	8.00	8.00	8.00	13.00	13.00	15.00	15.00	20.00	20.00	23.00	23.00
Bottle Gas	13.00	13.00	13.00	13.00	21.00	21.00	30.00	30.00	38.00	38.00	43.00	43.00
Electric	9.00	9.00	10.00	10.00	15.00	15.00	19.00	19.00	24.00	24.00	28.00	28.00
OTHER Electric (Lights												
Appliances includes CA Credit)	27.00	42.00	33.00	51.00	48.00	73.00	63.00	95.00	78.00	121.00	93.00	149.00
WATER HEATING												
Natural Gas	15.00	20.00	20.00	25.00	28.00	35.00	35.00	45.00	45.00	55.00	53.00	65.00
Bottle Gas	30.00	38.00	38.00	47.00	51.00	64.00	64.00	85.00	85.00	102.00	98.00	119.00
Electric	21.00	27.00	25.00	32.00	32.00	40.00	39.00	49.00	46.00	58.00	53.00	67.00
OTHER - Natural Gas Climate Credit	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00
WATER	59.00	59.00	59.00	59.00	67.00	67.00	81.00	81.00	92.00	92.00	104.00	104.00
SEWER	77.00	77.00	79.00	79.00	96.00	96.00	114.00	114.00	132.00	132.00	149.00	149.00
TRASH COLLECTION (Avg)	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
RANGE/MICROWAVE	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
REFRIGERATOR	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
To Be Approved by the Housing Authority of the County of Humboldt on October 13, 2026.												

January 1, 2026 Section 8 Utility Allowances Housing Authority of the County of Humboldt <i>Allowances are rounded to nearest dollar</i>												
A = Apartment H = House												
Utility or Service	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR	
	A	H	A	H	A	H	A	H	A	H	A	H
HEATING*												
Natural Gas	40.00	56.00	46.00	68.00	54.00	78.00	62.00	89.00	68.00	99.00	76.00	111.00
Bottle Gas	89.00	125.00	101.00	149.00	117.00	174.00	137.00	194.00	149.00	214.00	166.00	238.00
Electric	34.00	78.00	40.00	92.00	54.00	107.00	67.00	121.00	80.00	136.00	93.00	152.00
Electric Heat Pump	30.00	43.00	35.00	51.00	42.00	60.00	47.00	68.00	53.00	75.00	58.00	82.00
Wood ****	28.00	28.00	28.00	28.00	28.00	28.00	34.00	34.00	41.00	41.00	41.00	41.00
Air Conditioning	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
COOKING												
Natural Gas	6.00	6.00	6.00	6.00	10.00	10.00	12.00	12.00	16.00	16.00	18.00	18.00
Bottle Gas	12.00	12.00	12.00	12.00	20.00	20.00	28.00	28.00	36.00	36.00	40.00	40.00
Electric	10.00	10.00	12.00	12.00	18.00	18.00	23.00	23.00	28.00	28.00	34.00	34.00
OTHER Electric (Lights Appliances includes CA Credit)	29.00	47.00	36.00	57.00	54.00	84.00	72.00	110.00	90.00	141.00	107.00	174.00
WATER HEATING												
Natural Gas	12.00	16.00	16.00	20.00	22.00	28.00	28.00	36.00	36.00	44.00	42.00	52.00
Bottle Gas	28.00	36.00	36.00	44.00	48.00	61.00	61.00	81.00	81.00	97.00	93.00	113.00
Electric	25.00	32.00	30.00	37.00	38.00	48.00	47.00	58.00	55.00	69.00	63.00	78.00
OTHER - Natural Gas Climate Credit	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00	-8.00
WATER	54.00	54.00	55.00	55.00	62.00	62.00	75.00	75.00	85.00	85.00	96.00	96.00
SEWER	71.00	71.00	73.00	73.00	90.00	90.00	106.00	106.00	122.00	122.00	138.00	138.00
TRASH COLLECTION (Avg)	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00
RANGE/MICROWAVE	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
REFRIGERATOR	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
Approved by the Housing Authority of the County of Humboldt on October 14, 2025.												

* FUEL OIL use bottle gas amount. PER RHM 10/26/2006

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the County of Humboldt, CA		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$50.00	\$58.00	\$68.00	\$78.00	\$86.00	\$96.00
	Bottle Gas	\$94.00	\$106.00	\$123.00	\$145.00	\$157.00	\$174.00
	Electric	\$29.00	\$34.00	\$45.00	\$56.00	\$67.00	\$79.00
	Electric Heat Pump	\$25.00	\$30.00	\$35.00	\$40.00	\$44.00	\$49.00
	Fuel Oil						
Cooking	Natural Gas	\$8.00	\$8.00	\$13.00	\$15.00	\$20.00	\$23.00
	Bottle Gas	\$13.00	\$13.00	\$21.00	\$30.00	\$38.00	\$43.00
	Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$28.00
Other Electric	<i>(Includes California Climate Credit)</i>	\$27.00	\$33.00	\$48.00	\$63.00	\$78.00	\$93.00
Air Conditioning		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Water Heating	Natural Gas	\$15.00	\$20.00	\$28.00	\$35.00	\$45.00	\$53.00
	Bottle Gas	\$30.00	\$38.00	\$51.00	\$64.00	\$85.00	\$98.00
	Electric	\$21.00	\$25.00	\$32.00	\$39.00	\$46.00	\$53.00
	Fuel Oil						
Water	<i>(avg)</i>	\$59.00	\$59.00	\$67.00	\$81.00	\$92.00	\$104.00
Sewer	<i>(avg)</i>	\$77.00	\$79.00	\$96.00	\$114.00	\$132.00	\$149.00
Trash Collection	<i>(avg)</i>	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Other specify: Natural Gas Charge \$-3.86		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 7/2026 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the County of Humboldt, CA		Unit Type Single-Family (Detached House)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$70.00	\$86.00	\$98.00	\$111.00	\$123.00	\$138.00
	Bottle Gas	\$132.00	\$157.00	\$183.00	\$204.00	\$225.00	\$251.00
	Electric	\$66.00	\$77.00	\$90.00	\$102.00	\$115.00	\$128.00
	Electric Heat Pump	\$36.00	\$43.00	\$51.00	\$57.00	\$63.00	\$70.00
	Fuel Oil						
Cooking	Natural Gas	\$8.00	\$8.00	\$13.00	\$15.00	\$20.00	\$23.00
	Bottle Gas	\$13.00	\$13.00	\$21.00	\$30.00	\$38.00	\$43.00
	Electric	\$9.00	\$10.00	\$15.00	\$19.00	\$24.00	\$28.00
Other Electric	<i>(Includes California Climate Credit)</i>	\$42.00	\$51.00	\$73.00	\$95.00	\$121.00	\$149.00
Air Conditioning		\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Water Heating	Natural Gas	\$20.00	\$25.00	\$35.00	\$45.00	\$55.00	\$65.00
	Bottle Gas	\$38.00	\$47.00	\$64.00	\$85.00	\$102.00	\$119.00
	Electric	\$27.00	\$32.00	\$40.00	\$49.00	\$58.00	\$67.00
	Fuel Oil						
Water	<i>(avg)</i>	\$59.00	\$59.00	\$67.00	\$81.00	\$92.00	\$104.00
Sewer	<i>(avg)</i>	\$77.00	\$79.00	\$96.00	\$114.00	\$132.00	\$149.00
Trash Collection	<i>(avg)</i>	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Other specify: Natural Gas Charge \$-3.86		-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 7/2026 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the County of Humboldt, CA		Unit Type: Energy Efficient Multi-Family (Apartment)				Date (mm/dd/yyyy)	
Utility of Service City of Eureka (Inside City Limits)	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric		\$28.00	\$37.00	\$46.00	\$55.00	\$64.00
	Electric Heat Pump		\$25.00	\$29.00	\$33.00	\$36.00	\$40.00
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		\$8.00	\$12.00	\$16.00	\$20.00	\$23.00
Other Electric	(Includes California Climate Credit)		\$26.00	\$38.00	\$43.00	\$43.00	\$43.00
Air Conditioning			\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		\$21.00	\$26.00	\$32.00	\$38.00	\$44.00
	Fuel Oil						
Water			N/A	N/A	N/A	N/A	N/A
Sewer			N/A	N/A	N/A	N/A	N/A
Trash Collection			N/A	N/A	N/A	N/A	N/A
Range/Microwave							
Refrigerator							
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 7/2026 Update

Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Pacific Gas & Electric (wtd avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.211946	\$47.00
Nebulizer	2	75	5	0.211946	\$1.00
Electric Hospital Bed	0.2	200	1	0.211946	\$1.00
Alternating Pressure Pad	24	70	52	0.211946	\$11.00
Low Air-Loss Mattress	24	120	89	0.211946	\$19.00
Power Wheelchair/Scooter	3	360	33	0.211946	\$7.00
Feeding Tube Pump	24	120	89	0.211946	\$19.00
CPAP Machine	10	30	9	0.211946	\$2.00
Leg Compression Pump	24	30	22	0.211946	\$5.00
Dialysis Machine/Equipment	2	710	44	0.211946	\$9.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.



Email: ResidentLife@nelrod.com – Website: www.nelrod.com

Closure Acceptance Statement

**Re: Section 8 HCV Utility Allowances (Includes Energy Efficient Utility Allowances Schedule)
Update Report - 2026**

Upon signing this Closure Statement, I, Cheryl Churchill, on behalf of the **Housing Authority of the County of Humboldt, CA** acknowledge receipt of the survey study report.

I, or a member of our agency staff, have reviewed this report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

Cheryl Churchill
Signature

Executive Director
Title

Cheryl Churchill
Print Name

10/6/2026
Date

**Please sign and return within 30 days
fax to: (817) 922-9100 or email to residentlife@nelrod.com**

Job# 1007-RU-053

RESOLUTION 529

**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 Housing Authority of the County of Humboldt approve and adopt the June 2026 updated schedule for Section 8 Utility Allowances for Tenant Furnished Utilities and Other Services, effective January 01, 2027.

PASSED AND ADOPTED on the _____ day of _____ 2026 by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Name

Name

Title

Title

Signature

Signature

Housing Authority of the County of Humboldt

Board of Commissioners Meeting

October 13, 2026

Agenda Item 8b

Memorandum

To: Commissioners

From: Dustin Wiesner, Deputy Director

Subject: Housing Authority of the County of Humboldt 2027 Budget

BACKGROUND AND HISTORY:

Presented is the 2027 Budget for the Housing Authorities of the City of Eureka and the County of Humboldt. Below are financial highlights specific to the Housing Authority of the County of Humboldt.

**All comparative figures compare approved 2026 budget to the presented 2027 budget*

Highlights

County Budget (pg. 15-16)

The EHV and MSV programs are being absorbed into the HCV program, so their 2025 audit, 2026 budget, and 2027 budget data have been rolled up and presented singularly with the HCV budget, for consistent presentation.

- Total Income is projected to increase from \$12,645,181 to \$12,861,160
 - HACH has been awarded, or expects to be awarded, 221 new vouchers consisting of 88 EHV-related Tenant Protection Vouchers (TPVs), 123 TPVs associated with HACE's Public Housing repositioning, 5 additional FYI vouchers, and 5 additional VASH vouchers. The increase in vouchers results in more funding for housing assistance payments, as well as administrative fee income.

- Administrative fee income projections are budgeted conservatively. Given the ongoing uncertainty regarding regular increases in administrative fees, the budget assumes a nominally flat fee structure.
- Total Expenses are projected to increase from \$12,710,054 to \$12,945,032
 - An increase in voucher awards will result in higher housing assistance payments, as well as more staff salaries allocated to HACH. A new staff position is budgeted to accommodate the increase in workload, contingent upon award of new vouchers and resulting program growth.
 - A 3.6% Cost of Living Adjustment (COLA) is proposed to account for and match inflation and to remain competitive in the current labor market.
- Net Income is projected to decrease from (\$64,873) to (\$83,872). Although net income is projected to decline, a portion of budgeted expenses consists of non-cash accounting adjustments related to Other Post-Employment Benefits (OPEB) and unfunded pension liabilities. As a result, cash reserves are expected to increase slightly from \$1,726,834 to \$1,740,105.

2027 is expected to be a year in which we revamp our program growth efforts. In the previous year, our shortfall status halted our program growth efforts and resulted in decreasing vouchers due to organic attrition. We are now out of shortfall and anticipate a material increase in available vouchers. Next year will serve as a launching point to expand staff capacity and resume growth of our voucher program. We will initially see a higher expense to income ratio to fuel this growth, but adding a staff member is a necessary investment to continue to meet our mission of assisting more low-income families and fully utilize available voucher resources.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and adopt the Housing Authority of the County of Humboldt's 2027 Budget as presented.

HOUSING AUTHORITY OF THE CITY OF EUREKA						
HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT						
UPDATED SALARY SCHEDULE						
EFFECTIVE 01/01/2027						
TITLE	GRADE	A	B	C	D	E
(monthly gross pay amounts)						
EXECUTIVE DIRECTOR*	M	13,350	14,017	14,719	15,454	16,227
DEPUTY DIRECTOR	L	10,867	11,411	11,982	12,580	13,209
ADMINISTRATIVE & HR SPECIALIST	E	5,049	5,302	5,567	5,845	6,137
OFFICE ASSISTANT	A	4,024	4,225	4,437	4,658	4,892
DIRECTOR OF FINANCE, ADMINISTRATION, & TECHNOLOGY	K	9,335	9,801	10,292	10,807	11,347
DIRECTOR OF FINANCE & ADMINISTRATION	J	8,552	8,979	9,428	9,900	10,395
FINANCE AND ADMINISTRATION MANAGER	I	6,922	7,268	7,632	8,013	8,414
ACCOUNTING MANAGER	F	5,240	5,502	5,777	6,066	6,369
ACCOUNTING SPECIALIST III	D	4,881	5,125	5,381	5,650	5,933
ACCOUNTING SPECIALIST II	C	4,521	4,747	4,985	5,234	5,495
ACCOUNTING SPECIALIST I	B	4,161	4,370	4,588	4,817	5,059
ACCOUNTING ASSISTANT	A	4,024	4,225	4,437	4,658	4,892
HOUSING ADVOCATE	F	5,240	5,502	5,777	6,066	6,369
HOUSING SUPERVISOR	I	6,922	7,268	7,632	8,013	8,414
HOUSING MANAGER	F	5,240	5,502	5,777	6,066	6,369
HOUSING SPECIALIST III (including EHV Specialist)	D	4,881	5,125	5,381	5,650	5,933
HOUSING SPECIALIST II (including EHV Specialist)	C	4,521	4,747	4,985	5,234	5,495
HOUSING SPECIALIST I (with a hire date 5/01/2011 or later)	B	4,161	4,370	4,588	4,817	5,059
COMMUNITY LIAISON/COMPLIANCE OFFICER	E	5,049	5,302	5,567	5,845	6,137
COMMUNITY LIAISON	D	4,881	5,125	5,381	5,650	5,933
HOUSING NEGOTIATOR/ INSPECTOR	D	4,881	5,125	5,381	5,650	5,933
MAINTENANCE SUPERVISOR	I	6,922	7,268	7,632	8,013	8,414
MAINTENANCE & COST NEGOTIATIONS LEAD	H	5,856	6,149	6,456	6,779	7,118
MAINTENANCE LEAD	G	5,506	5,781	6,071	6,374	6,693
MAINTENANCE SPECIALIST III	D	4,881	5,125	5,381	5,650	5,933
MAINTENANCE SPECIALIST II	C	4,521	4,747	4,985	5,234	5,495
MAINTENANCE SPECIALIST I	B	4,161	4,370	4,588	4,817	5,059
DEVELOPMENT MANAGER	I	6,922	7,268	7,632	8,013	8,414
*LIMITED TO 10% ANNUAL INCREASES UNTIL RECOMMENDED LEVEL IN 2025 SALARY STUDY REACHED.						

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - City and County Combined

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	2,003,793	2,121,324	1,694,545
Total Other Tenant Income	88,644	75,147	66,291
NET TENANT INCOME	2,092,437	2,196,471	1,760,835
GRANT INCOME			
TOTAL GRANT INCOME	14,111,733	13,835,545	14,144,540
OTHER INCOME			
TOTAL OTHER INCOME	404,566	420,008	555,833
TOTAL INCOME	16,608,735	16,452,024	16,461,208
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	2,048,870	2,198,323	2,257,217
Total Legal Expense	47,353	50,051	55,138
Total Other Admin Expenses	210,907	214,183	200,885
Total Miscellaneous Admin Expenses	150,527	162,552	155,484
TOTAL ADMINISTRATIVE EXPENSES	2,464,024	2,625,109	2,668,724
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	116,453	106,737	89,038
UTILITIES			
TOTAL UTILITY EXPENSES	660,408	657,696	514,131
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	581,937	663,357	596,336
Total Materials	200,362	192,671	121,016
Total Contract Costs	466,995	262,102	250,766
TOTAL MAINTENANCE EXPENSES	1,249,294	1,118,130	968,117
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	483,334	432,590	451,325
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	11,112,358	11,076,903	11,141,742

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - City and County Combined

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	292,239	294,886	290,873
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	598,666	602,795	447,925
TOTAL EXPENSES	16,976,776	16,914,847	16,571,876
NET INCOME	(368,040)	(462,822)	(110,667)
Add Back:			
Subtotal additions			1,038,218
Deductions:			
Subtotal deductions			(340,178)
Adjusted Surplus (Deficit)			587,373
Estimated Reserves @ 1/1/2027			2,542,598
Estimated Reserves @ 12/31/2027			3,124,971

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the City of Eureka

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	2,003,793	2,121,324	1,694,545
Total Other Tenant Income	88,639	75,147	66,291
NET TENANT INCOME	2,092,432	2,196,471	1,760,835
GRANT INCOME			
TOTAL GRANT INCOME	1,373,014	1,260,432	1,372,752
OTHER INCOME			
TOTAL OTHER INCOME	334,344	349,940	466,461
TOTAL INCOME	3,799,790	3,806,843	3,600,048
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	1,054,810	905,462	869,686
Total Legal Expense	24,876	25,455	28,168
Total Other Admin Expenses	167,280	173,118	169,397
Total Miscellaneous Admin Expenses	150,527	55,035	43,619
TOTAL ADMINISTRATIVE EXPENSES	1,299,655	1,159,070	1,110,870
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	96,527	106,669	89,038
UTILITIES			
TOTAL UTILITY EXPENSES	645,114	640,440	499,933
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	581,937	663,357	596,336
Total Materials	199,890	192,558	120,903
Total Contract Costs	443,527	244,778	234,328
TOTAL MAINTENANCE EXPENSES	1,225,354	1,100,692	951,567
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	352,424	308,869	243,345
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	1,500	675	3,054

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the City of Eureka

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	291,567	294,886	290,873
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	581,033	593,492	438,163
TOTAL EXPENSES	4,493,174	4,204,793	3,626,844
NET INCOME	(693,384)	(397,949)	(26,795)
Add Back:			
Subtotal additions			941,075
Deductions:			
Subtotal deductions			(340,178)
Adjusted Surplus (Deficit)			574,102
Estimated Reserves @ 1/1/2027			815,764
Estimated Reserves @ 12/31/2027			1,384,866

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Public Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	983,754	1,045,836	489,924
Total Other Tenant Income	63,580	53,827	44,795
NET TENANT INCOME	1,047,334	1,099,663	534,719
GRANT INCOME			
TOTAL GRANT INCOME	1,373,014	1,260,432	1,372,752
OTHER INCOME			
TOTAL OTHER INCOME	25,902	36,396	37,802
TOTAL INCOME	2,446,250	2,396,491	1,945,273
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	904,283	779,825	703,821
Total Legal Expense	21,125	17,362	21,496
Total Other Admin Expenses	37,897	41,569	43,522
Total Miscellaneous Admin Expenses	41,005	42,198	28,912
TOTAL ADMINISTRATIVE EXPENSES	1,004,311	880,954	797,750
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	71,260	81,891	59,183
UTILITIES			
TOTAL UTILITY EXPENSES	437,186	447,279	309,420
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	480,530	547,528	429,149
Total Materials	149,417	139,956	74,339
Total Contract Costs	264,075	158,552	127,582
TOTAL MAINTENANCE EXPENSES	894,023	846,036	631,070
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	243,431	199,358	127,661
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	1,080	675	2,365

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Public Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	165	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	286,565	295,518	134,073
TOTAL EXPENSES	2,938,020	2,751,711	2,061,522
NET INCOME	(491,770)	(355,220)	(116,249)
Add Back:			
Subtotal additions			284,296
Deductions:			
Subtotal deductions			133,674
Adjusted Surplus (Deficit)			301,720
Estimated Reserves @ 1/1/2027			269,222
Estimated Reserves @ 12/31/2027			570,942

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Hiler

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income			531,086
Total Other Tenant Income			6,801
NET TENANT INCOME			537,887
GRANT INCOME			
TOTAL GRANT INCOME			0
OTHER INCOME			
TOTAL OTHER INCOME			0
TOTAL INCOME			537,887
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries			49,476
Total Legal Expense			9,475
Total Other Admin Expenses			46,141
Total Miscellaneous Admin Expenses			12,832
TOTAL ADMINISTRATIVE EXPENSES			117,924
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES			13,449
UTILITIES			
TOTAL UTILITY EXPENSES			198,454
MAINTENANCE AND OPERATIONS			
Total General Maint Expense			95,235
Total Materials			18,885
Total Contract Costs			13,611
TOTAL MAINTENANCE EXPENSES			127,731
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES			79,419
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS			0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Hiler

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE			0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS			633,623
TOTAL EXPENSES			1,170,600
NET INCOME			(632,713)
Add Back:			
Subtotal additions			633,623
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			910
Estimated Reserves @ 1/1/2027			0
Estimated Reserves @ 12/31/2027			910

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Family Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	807,906	840,777	967,650
Total Other Tenant Income	21,127	16,578	17,081
NET TENANT INCOME	829,033	857,355	984,731
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	14,604	13,979	15,076
TOTAL INCOME	843,638	871,334	999,807
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	82,906	73,496	77,372
Total Legal Expense	3,215	2,628	4,982
Total Other Admin Expenses	95,597	98,554	97,200
Total Miscellaneous Admin Expenses	7,154	8,142	9,605
TOTAL ADMINISTRATIVE EXPENSES	188,872	182,820	189,157
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	18,118	20,055	21,040
UTILITIES			
TOTAL UTILITY EXPENSES	162,442	146,230	140,030
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	60,509	68,919	103,318
Total Materials	34,460	35,348	33,391
Total Contract Costs	158,685	73,236	88,742
TOTAL MAINTENANCE EXPENSES	253,654	177,503	225,451
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	89,987	92,554	98,270
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	420	0	689

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Family Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	236,887	242,543	240,844
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	247,074	249,428	253,462
TOTAL EXPENSES	1,197,455	1,111,134	1,168,944
NET INCOME	(353,817)	(239,800)	(169,137)
Add Back:			
Estimated Reserves @ 1/1/2027			549,923
Estimated Reserves @ 12/31/2027			
Deductions:			
Subtotal deductions			(143,971)
Adjusted Surplus (Deficit)			236,815
Estimated Reserves @ 1/1/2027			277,486
Estimated Reserves @ 12/31/2027			514,301

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Senior Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	193,161	214,857	215,795
Total Other Tenant Income	3,851	4,683	4,346
NET TENANT INCOME	197,012	219,540	220,142
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	415	450	1,476
TOTAL INCOME	197,427	219,990	221,617
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	31,702	14,538	16,218
Total Legal Expense	518	455	1,677
Total Other Admin Expenses	30,823	30,008	25,070
Total Miscellaneous Admin Expenses	2,902	2,746	2,928
TOTAL ADMINISTRATIVE EXPENSES	65,945	47,747	45,893
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	6,810	4,330	8,433
UTILITIES			
TOTAL UTILITY EXPENSES	43,569	44,940	48,383
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	20,123	22,916	31,446
Total Materials	15,363	16,536	12,501
Total Contract Costs	19,194	12,636	17,226
TOTAL MAINTENANCE EXPENSES	54,679	52,088	61,174
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	12,606	10,565	10,352
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Senior Housing

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	40,059	38,686	37,224
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	38,612	39,997	42,079
TOTAL EXPENSES	262,280	238,353	253,538
NET INCOME	(64,853)	(18,364)	(31,921)
Add Back:			
Subtotal additions			85,329
Deductions:			
Subtotal deductions			(40,876)
Adjusted Surplus (Deficit)			12,532
Estimated Reserves @ 1/1/2027			22,035
Estimated Reserves @ 12/31/2027			34,567

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Housing Development Corporation

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	0	0	0
NET TENANT INCOME	0	0	0
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	27,317	24,028	31,926
TOTAL INCOME	27,317	24,028	31,926
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	0	0	0
Total Legal Expense	0	5,000	0
Total Other Admin Expenses	1,557	1,540	1,659
Total Miscellaneous Admin Expenses	1,422	1,500	1,500
TOTAL ADMINISTRATIVE EXPENSES	2,979	8,040	3,159
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	0	0	0
UTILITIES			
TOTAL UTILITY EXPENSES	0	0	0
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	0	0	0
Total Contract Costs	750	0	0
TOTAL MAINTENANCE EXPENSES	750	0	0
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	820	865	860
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Eureka Housing Development Corporation

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	0	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	0	0	0
TOTAL EXPENSES	4,549	8,905	4,019
NET INCOME	22,768	15,123	27,907
Add Back:			
Subtotal additions			0
Deductions:			
Subtotal deductions			(7,500)
Adjusted Surplus (Deficit)			20,407
Estimated Reserves @ 1/1/2027			119,379
Estimated Reserves @ 12/31/2027			134,786

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Marine View Terrace

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	18,972	19,854	21,177
Total Other Tenant Income	80	60	69
NET TENANT INCOME	19,052	19,914	21,246
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	266,106	275,087	380,181
TOTAL INCOME	285,158	295,001	401,426
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	35,918	37,602	72,275
Total Legal Expense	18	10	13
Total Other Admin Expenses	1,406	1,447	1,946
Total Miscellaneous Admin Expenses	206	448	674
TOTAL ADMINISTRATIVE EXPENSES	37,548	39,507	74,907
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	339	393	383
UTILITIES			
TOTAL UTILITY EXPENSES	1,918	1,991	2,100
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	20,775	23,994	32,424
Total Materials	650	719	672
Total Contract Costs	822	354	778
TOTAL MAINTENANCE EXPENSES	22,247	25,067	33,875
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	5,579	5,526	6,202
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Marine View Terrace

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	14,456	13,657	12,805
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	8,782	8,549	8,549
TOTAL EXPENSES	90,870	94,689	138,821
NET INCOME	194,288	200,312	262,606
Add Back:			
Subtotal additions			21,527
Deductions:			
Subtotal deductions			(281,505)
Adjusted Surplus (Deficit)			2,628
Estimated Reserves @ 1/1/2027			127,642
Estimated Reserves @ 12/31/2027			130,270

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the County of Humboldt

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	5	0	0
NET TENANT INCOME	5	0	0
GRANT INCOME			
TOTAL GRANT INCOME	12,738,719	12,575,113	12,771,788
OTHER INCOME			
TOTAL OTHER INCOME	70,222	70,068	89,372
TOTAL INCOME	12,808,945	12,645,181	12,861,160
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	994,060	1,292,861	1,387,532
Total Legal Expense	22,477	24,596	26,969
Total Other Admin Expenses	43,627	41,065	31,489
Total Miscellaneous Admin Expenses	150,527	107,518	111,865
TOTAL ADMINISTRATIVE EXPENSES	1,164,369	1,466,040	1,557,856
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	19,926	68	0
UTILITIES			
TOTAL UTILITY EXPENSES	15,293	17,256	14,198
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	472	113	114
Total Contract Costs	23,468	17,325	16,438
TOTAL MAINTENANCE EXPENSES	23,940	17,438	16,550
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	130,910	123,721	207,980
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	11,110,858	11,076,229	11,138,688

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Authority of the County of Humboldt

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	672	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	17,633	9,303	9,762
TOTAL EXPENSES	12,483,601	12,710,054	12,945,032
NET INCOME	325,344	(64,873)	(83,872)
Add Back:			
Subtotal additions			97,143
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			13,271
Estimated Reserves @ 1/1/2027			1,726,834
Estimated Reserves @ 12/31/2027			1,740,105

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Choice Voucher

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	5	0	0
NET TENANT INCOME	5	0	0
GRANT INCOME			
TOTAL GRANT INCOME	12,738,719	12,575,114	12,771,788
OTHER INCOME			
TOTAL OTHER INCOME	46,400	52,480	64,592
TOTAL INCOME	12,785,124	12,627,594	12,836,380
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	993,309	1,292,258	1,386,865
Total Legal Expense	22,477	24,597	26,969
Total Other Admin Expenses	43,254	40,691	31,111
Total Miscellaneous Admin Expenses	104,042	107,171	111,845
TOTAL ADMINISTRATIVE EXPENSES	1,163,081	1,464,717	1,556,789
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	19,926	69	0
UTILITIES			
TOTAL UTILITY EXPENSES	15,293	17,255	14,198
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	472	113	114
Total Contract Costs	23,171	16,867	16,436
TOTAL MAINTENANCE EXPENSES	23,643	16,980	16,548
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	130,901	123,714	207,970
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	11,110,858	11,076,229	11,138,688

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Housing Choice Voucher

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	672	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	16,692	8,400	8,400
TOTAL EXPENSES	12,481,067	12,707,364	12,942,593
NET INCOME	304,057	(79,770)	(106,213)
Add Back:			
Subtotal additions			95,781
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			(10,432)
Estimated Reserves @ 1/1/2027			1,313,463
Estimated Reserves @ 12/31/2027			1,303,031

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Humboldt Management

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
Revenue & Expenses			
INCOME			
TENANT INCOME			
Total Rental Income	0	0	0
Total Other Tenant Income	0	0	0
NET TENANT INCOME	0	0	0
GRANT INCOME			
TOTAL GRANT INCOME	0	0	0
OTHER INCOME			
TOTAL OTHER INCOME	23,821	17,590	24,780
TOTAL INCOME	23,821	17,590	24,780
EXPENSES			
ADMINISTRATIVE			
Total Administrative Salaries	752	603	667
Total Legal Expense	0	0	0
Total Other Admin Expenses	373	374	377
Total Miscellaneous Admin Expenses	162	343	21
TOTAL ADMINISTRATIVE EXPENSES	1,287	1,320	1,065
TENANT SERVICES			
TOTAL TENANT SERVICES EXPENSES	0	0	0
UTILITIES			
TOTAL UTILITY EXPENSES	0	0	0
MAINTENANCE AND OPERATIONS			
Total General Maint Expense	0	0	0
Total Materials	0	0	0
Total Contract Costs	297	456	2
TOTAL MAINTENANCE EXPENSES	297	456	2
GENERAL EXPENSES			
TOTAL GENERAL EXPENSES	9	9	10
HOUSING ASSISTANCE PAYMENTS			
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	0

Housing Authorities of the City of Eureka and County of Humboldt

Annual Budget - Humboldt Management

For the Year Ending 12/31/2027

Description	2025 Audit	2026 Budget	2027 Budget
FINANCING EXPENSE			
TOTAL FINANCING EXPENSE	0	0	0
NON-OPERATING ITEMS			
TOTAL NON-OPERATING ITEMS	941	903	1,362
TOTAL EXPENSES	2,535	2,688	2,439
NET INCOME	21,287	14,901	22,341
Add Back:			
Subtotal additions			1,362
Deductions:			
Subtotal deductions			0
Adjusted Surplus (Deficit)			23,703
Estimated Reserves @ 1/1/2027			413,371
Estimated Reserves @ 12/31/2027			437,074

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Housing Authority - City of Eureka & County of Humboldt** PHA Code: **CA086**

PHA Fiscal Year Beginning **2027**

Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | <u>DATE</u> |
|---|-------------------|
| ☒ Operating Budget approved by Board resolution on: | 10/13/2026 |
| ☐ Operating Budget submitted to HUD, if applicable, on: | |
| ☐ Operating Budget revision approved by Board resolution on: | |
| ☐ Operating Budget revision submitted to HUD, if applicable, on: | |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name: Elizabeth Conner	Signature:	Date: 10/13/2026
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RESOLUTION NO. 530

**TO APPROVE ANNUAL OPERATING BUDGET
FOR HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT,
INCLUDING SECTION 8 HOUSING CHOICE VOUCHER, CA086
FOR FISCAL YEAR ENDING DECEMBER 31, 2027**

WHEREAS, The Housing Authority of the County of Humboldt Board of Commissioners directed the Executive Director to prepare an Operating Budget for Section 8 Housing Choice Voucher program, CA086, for fiscal year ending December 31, 2027; and

WHEREAS, The Operating Budget has been submitted for the Board's review and has been found to be substantially correct.

NOW, THEREFORE, BE IT RESOLVED, That the Commissioners of the Housing Authority of the County of Humboldt do hereby approve and adopt the Operating Budget for the Housing Authority of the County of Humboldt, including the CA086 Section 8 Housing Choice Voucher program, for fiscal year ending December 31, 2027.

PASSED AND ADOPTED on the _____ day of _____ 2026 by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Name

Name

Title

Title

Signature

Signature

Housing Authority of the County of Humboldt

Board of Commissioners Meeting

October 13, 2026

Agenda Item 8c

Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Proposed 2027 payment standards for voucher programs

BACKGROUND AND HISTORY:

Payment standards for voucher assistance programs (Housing Choice Vouchers, Mainstream, Emergency Housing Vouchers, and Veteran's Affairs Supported Housing) are based on "Fair Market Rents" published annually by HUD. The rates for 2027 were published October 1, 2026, and implementation of updated payment standards is required within 90 days.

Below are the published Fair Market Rents (FMRs) for 2027 and 2026 from HUD's webpage.

Year	Studio	1 BR	2 BR	3 BR	4 BR
2027	\$1,122	\$1,188	\$1,554	\$2,152	\$2,597
2026	\$1,112	\$1,186	\$1,550	\$2,156	\$2,600
Change	+10	+2	+4	-4	-3

From the FMRs, the Housing Authority applies a factor between 90% to 110% to prorate the FMR, determining the local area Payment Standard. For 2026, the Payment Standard has been 106% of the Humboldt County FMR, resulting in the following as 2026 payment standard:

Year	Studio	1 BR	2 BR	3 BR	4 BR
2026	\$1,178	\$1,257	\$1,643	\$2,285	\$2,756

Seeing little movement in HUD's FMR is an indicator that rents are not rapidly increasing as they have in past years. Because the changes between 2026 and 2027 FMRs are immaterial, with some categories seeing minor increases and others seeing decreases, the current recommendation is to make no change to the current payment standard.

The PHA was in shortfall or at risk of shortfall from November 2024 through June 2026. We plan to do calculated pulls from the waitlist to start issuing vouchers again, and maintaining the current payment standards means HAP dollars will be able to assist more new families off the waitlist.

Impact to Personnel:

None; staff would not have to change the payment standard.

Fiscal Impact:

Assuming HUD builds in a 1-2% increase in HAP funding, maintaining the current payment standard means that ideally the HAP funds would be able to assist a greater quantity of vouchers, unless there is an increase in per-unit per-month (PUPM) voucher cost, which would spend down our HAP funding more quickly.

Alternatives:

Updating payment standards to between 90-110% of published Fair Market Rents is required within 90 days of FMRs being published. The current payment standards fall into that range, so no change is technically required. We could increase the payment standard (e.g. to 110%) but this would spend down HAP dollars quicker, which would be contrary to taking a measured approach to releasing new vouchers on the market.

STAFF RECOMMENDATION:

Staff recommend that the Board approve the payment standards be maintained at the current rate of 106% of 2026 Fair Market Rents, effective December 1, 2026.

Analysis of Tenant-Based Assistance Unit Rental Rates

Based on HACH units under HAP contract at 10/1/2026

Note that this excludes PBV units

YEAR	FAIR MARKET RENTS & PAYMENT STANDARDS						
	0	1	2	3	4	5	6
2026 FMR	1,112	1,186	1,550	2,156	2,600	2,990	3,380
2026 Payment Standard (106%)	1,178	1,257	1,643	2,285	2,756	3,169	3,582

* Staff propose no change to the payment standard going into 2027.

2027 FMR	1,122	1,188	1,554	2,152	2,597	2,987	3,376
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CITY	AVERAGE GROSS RENTS per YARDI, 10/1/2026						
	0	1	2	3	4	5	6
Arcata	991	1,040	1,343	1,642	2,739		
Bayside		967	1,792				
Blue Lake		825	1,054				
Cutten			870				
Eureka	951	1,045	1,318	1,926	2,457	3,349	
Ferndale		1,053	1,598				
Fieldbrook			1,131				
Fields Landing		1,018					
Fortuna		1,009	1,237	1,600			
Garberville		1,035	1,643	2,329			
Hydesville		1,069	1,430	2,024			
Korbel			1,603				
Loleta	1,179	1,012	1,182	1,646			
Manila			1,368	1,577			
McKinleyville	1,045	1,023	1,294	2,097		3,548	2,886
Miranda			1,278				
Myers Flat		910					
Redway	698	1,017	1,384	1,158			
Rio Dell	729	1,359	1,409	2,254			
Samoa		1,043	1,627	1,889	2,041		
Scotia				1,546	1,912		
Trinidad	781	1,130	1,403				
Willow Creek	1,154	1,321	1,231	1,949			

* Highlighted cells show where the *average* gross rents in these areas and bedroom sizes exceed the payment standard.

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT

RESOLUTION 531

**A RESOLUTION FOR THE PURPOSE OF SETTING THE 2027 PAYMENT STANDARD FOR
RESIDENTS WITH THE HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT
TENANT BASED HOUSING CHOICE VOUCHERS**

WHEREAS, the Department of Housing and Urban Development (HUD) published the 2027 Fair Market Rents on October 1, 2026; and

WHEREAS, the Housing Authority of the County of Humboldt (HACH) must adopt a Payment Standard within 90% and 110% of the established Fair Market Rents within 90 days of publication; and

WHEREAS, HACH's existing 2026 Payment Standards are currently set at 106% of the 2026 Fair Market Rents; and

WHEREAS, HACH wishes to adopt the 2027 Payment Standards as 106% of the Fair Market Rents for 2026, maintaining the current Payment Standard and holding with the trends in the current rental market, allowing Housing Choice Voucher participants the opportunity to continue fairly accessing decent, safe and affordable housing. HACH would be adopting a payment standard within the allowable range by HUD and continue to serve the voucher participants appropriately; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of the County of Humboldt approves re-adoption of the Humboldt County Payment Standards at 106% of the 2026 HUD Fair Market Rents for Humboldt County, effective December 1, 2026.

PASSED AND ADOPTED on the _____ day of _____ 2026 by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Name

Name

Title

Title

Signature

Signature