



# HUMBOLDT COUNTY COMPREHENSIVE HOUSING PACKET

## HOUSING DEFINITIONS

### **HUD Federal Subsidized Public Housing & Section 8**

Federal Housing is divided into Subsidized Housing and Section 8 Housing.

- **Privately owned subsidized housing** HUD helps apartment owners offer reduced rents to low-income, qualified tenants.
- **Public housing** is subsidized apartments or a group of homes in one area, usually managed by an oversight agency such as the local housing authority office. This housing is available to low-income families, the elderly, and persons with disabilities. Complete an application at the Housing Authority of the City of Eureka if you think you qualify, and you will be placed on their waiting list.
- **Housing Choice Voucher Program (Section 8)** is a voucher program based on income. It is sponsored by the Federal Government and can be used where any landlord accepts it. The voucher program is recognized everywhere in the United States, however there is a process that must be completed before the voucher can be transferred to another county or state. If you think you may be qualified for this program, apply at the Housing Authority office listed below:

**The Housing Authority of the City of Eureka**  
**735 West Everding St., Eureka, CA 95503**  
**(707) 443-4583**

**Transitional Housing** is housing to accommodate individuals attempting to achieve placement in a more permanent situation that suits their individual needs.

**Emergency Housing** is temporary housing for individuals needing shelter until transitional housing becomes available.

**Clean & Sober Homes** are houses that accommodate individuals who are in early recovery from alcohol or drug abuse. Most programs require 12-step meeting attendance and drug testing. They are usually arranged as group homes, and there can be more than one person to a room. If you are asked to leave due to relapse, you could lose your rent money and/or deposit. Available to men and women; a few are co-ed and very few allow children.

**Mental Health Homes** are specialized-care residential programs structured for individuals with mental health issues who often require supervision that can include management of medication.

**Market Housing** is found through rental agencies, internet, or newspapers. These are available to everyone at the current market rate.

### **GETTING STARTED: Finding a New Place to Live**

One of the most important things to remember in finding a new home is that landlords (and property managers) are **running a business**. Their goal is to find tenants who are able to:

- **Pay Rent on Time**
- **Keep the Rental Unit Clean and Undamaged**
- **Behave Courteously and Prevent Disturbances**

Landlords want to rent to people who will be considerate of their neighbors, respect their property and are capable of paying the rent and utility bills on time. They use the rental application to help determine whether the applicant meets these qualifications. People with poor rental histories will have to work a little harder to find a landlord who will give them another chance, **BUT IT CAN BE DONE!**

## **Don't get discouraged; get prepared!**

Here are some helpful suggestions for you to think about as you prepare to find new housing:

**Organization** Keep your documents clean, wrinkle-free and ready to access when your new landlord calls to talk about the application you submitted. Keep the application in a safe place (you may even want to make a photocopy so that you can save the original in case you make a mistake that is hard to fix). Fill out the application in a neat and legible manner using a pen with black or dark blue ink.

**Know your budget** Ask yourself, what is the difference between your income and your monthly bills? How much rent can you afford? How about the security deposit? Are there special programs or a family member that might help as a co-signer? Will the landlord let you make payments on the deposit?

**Get a copy of your credit report** Once you have this document, it will be easier to anticipate any negative information a potential landlord might find out about you. Be prepared to write a letter explaining any negative scores and describing how you plan to pay your rent on time, **WITHOUT FAIL!**

**Credit or reference problems** Honesty really is the best policy, but do not share problems until you are prepared to submit your application. Accept that you will be turned away by some property managers, but if you have your letter of explanation and letters of reference, there will be others who will consider you. Remember, you just need to find **one person** willing to give you a chance.

**Landlord references** If you are not sure about references from previous landlords, call and ask them what they will say if called for a reference. Most credit reports will include your recent addresses so be prepared to answer questions about why you left.

**Telephone calls: speak clearly and respectfully** Landlords want tenants who are respectful of others and the first contact (or call) is when the screening starts. For your part, schedule your calls when it is quiet, children are napping or at school, and the television is turned off. Never raise your voice during a call to a prospective landlord.

**Attitude of respect** While it is illegal for landlords to discriminate based on race, religion, gender, disability, age or sexual orientation; they are not required to rent to people with poor credit histories. Nor do they want to rent to people who behave rudely, look or smell dirty, or scream at their children. When speaking with a potential landlord, if you become angry, frightened or frustrated, remember to remain calm and behave respectfully.

**Attention to appearance** Pay attention to how you look. A landlord wants a tenant to care for their rental properties, so they may look at the condition of your car or your personal hygiene and clothing when making a character judgment. Remember, you have one chance to make a good first impression!

**Apply to multiple housing lists in the area** Be sure to sign up on every housing wait list, even in areas where you don't want to live! You can always turn them down if your situation changes. These lists can require copies of birth certificates, social security cards, bank statements, *etc.*, so start collecting these items early.

**Be neat** If the kids are restless or you are short on time ask to take the application with you and mail or drop it off later. Use a clean surface, print clearly and fill in ALL information. Once you have filled in your application, re-read it to ensure that it is accurate, complete and legible Look out for transposed numbers.

**Be complete** Write "N/A" in spaces that do not apply to you unless the application clearly states not to, (some Section 8 and HUD housing applications prefer you leave a space blank if you have no meaningful information to enter). If the information does not fit in the space provided, use the back to complete the application rather than trying to cram all of the information in the spaces. Take your time and research accurate information to answer any questions; do not guess. If you do not know the information, use a separate piece of paper to explain why.

**Know what your signature means** Carefully read the declaration(s) above the signature line and agree to it/them before signing your name. It states that the information on your application is true and correct, and authorizes prospective landlords to verify your references and credit as they relate to your tenancy and to your paying rent in the future.

## HOUSING PROGRAMS

### Transitional Housing Programs (TLPs)

#### **RCAA Parents and Children in Transition (PACT)**

**269-2013**

Redwood Community Action Agency's PACT program provides diverse and comprehensive services to homeless, disabled, and low- to moderate-income families. The TLPs offer weekly intensive case management and life skills classes.

- **Bridge House** is a large Victorian that serves as an entry home for five one- and two-parent families and, if space permits, pregnant women. Bridge House offers structure and stability to families who are ready to assume more responsibility for developing their strengths and life skills. It is NOT a 24-hour staffed program, and relies on the guests for daily maintenance of the home, sharing of chores, and the building of a support system for the well-being of the home.
- **Safe Haven** is Humboldt County's only long-term transitional home for women and children fleeing domestic violence. It provides a safe, nurturing environment to identify strengths and rebuild social supports. Safe Haven houses five families, is NOT a 24-hour staffed program, and relies on residents for shared chores and daily maintenance.

#### **RCAA Youth Service Bureau – Launch Pad**

**443-8322 x0**

Transitional living program for youth ages 16-21 that are homeless or fleeing an unhealthy living environment. Maximum stay of 18 months, however a resident's length of stay is ultimately determined by their progress in the program, compliance with program rules, and the quality of interpersonal relations with others in the program. During their stay, youth are provided with food, necessities, and a private bedroom in a shared apartment. Staff is on-site 24 hours a day.

#### **Arcata House Partnership** 501 9<sup>th</sup> St., Arcata / [www.arcatahouse.org](http://www.arcatahouse.org)

**633-6236**

Transitional housing with a small program fee; focuses on families, with preference given to Humboldt residents.

#### **Humboldt Domestic Violence Services** [www.hdvs.org](http://www.hdvs.org)

**(24 hour) 443-6042**

Locations are confidential. Designed to help men or women in domestic violence situations. The abusive individual must be an intimate partner. Children are accepted. No fees.

#### **Vietnam Veterans of California**

**442-4322**

Call to schedule an appointment. Program (up to 2 years in duration) for up to twelve single male veterans, honorably discharged. No felony violence in background.

#### **WISH**

**923-4100 / (24 hour) 223-0043**

Emergency shelter/crisis intervention program for women.

### Clean and Sober Programs

#### **Alcohol and Drug Care Services**

**445-9505**

Clean and sober housing for men and women. Price varies according to a sliding scale that is based on income. Must attend NA/AA meetings.

#### **Redwood Teen Challenge** [www.redwoodtc.org](http://www.redwoodtc.org)

**268-0614**

A Christian-based discipleship program for women and men. Participants must be 18 years of age and older. Costs: one-time \$500 processing fee, with scholarships available. This is a one year residential program with potential for a 4-month internship. Graduates have exclusive access to their transition homes in Eureka.

#### **Crossroads** PO Box 1332 (mail) / 1205 Myrtle Ave., Eureka, 95502

**445-0869**

A 90 day residential drug treatment program for men or women. No children. No income is required to get into program.

#### **Eureka Rescue Mission New Life Discipleship Program** 110 2nd St., Eureka

**443-4551**

A year-long faith-based, live-in recovery program for men. No fees, no deposit, no income necessary.

**Cornerstone Recovery Project****725-9252**

Two men's facilities located in Rio Dell and Eureka. Clean and sober, zero tolerance, non-narcotic living situations. Monthly fee of \$350.

**Humboldt Recovery Center** [www.humboldtrecoverycenter.org](http://www.humboldtrecoverycenter.org)**443-0514**

A 90-180 day residential program for men and women with case management and aftercare services. No children.

**Personal Growth Center****442-1104**

Clean and sober housing for men and women, pets considered. Attendance of 12-step meetings mandatory. No children.

**Waterfront Recovery Services** 2413 2nd St., Eureka**269-9590**

Medical detox (3-10 days) and residential (30-90 days) treatment center for men and women. This is a fee for service program.

**Emergency Drop-In Centers****Arcata House One-Stop Center** 501 9th St., Arcata, CA 95521**633-6236**

Open Monday, Tuesday, and Thursday from 9:00 a.m. to 4:00 p.m. Services include clothing, hygiene supplies and feminine products, food supplies, intakes into Arcata House Partnership programs, and case management. Appointments can be scheduled in advance.

**Eureka Rescue Mission****445-3787****Men's Emergency Overnight Shelter** 110 2<sup>nd</sup> St., Eureka, CA 95502

Shelter doors open at 5:30 p.m. daily. Breakfast served at 6:00 a.m. on weekdays and 7:00 p.m. on weekends, and dinner is served every day at 6:30 p.m. Showers and clothing exchange occurs Mondays, Wednesdays, and Fridays between 1:00-3:00 p.m.

**Women's and Children's Emergency Overnight Shelter****443-5016**

Call any day of the week to schedule an intake interview. Children 12 and under permitted. Sobriety required. Stay length varies depending upon need. Offers assistance with financial literacy, employment search, and access to other services.

**RCAA Youth Service Bureau** 904 G St., Eureka, CA 95501 (mail)**RAVEN Project for Homeless Youth, 21 and Younger** 523 T Street (drop-in center)**443-7099**RAVEN Project's drop-in center provides the following services for appropriately aged homeless and street youth: weekly anonymous HIV testing, peer mediation/counseling, harm reduction education, job preparation assistance, social service application assistance, financial aid and school registration assistance, computer/internet use, phone use, showers, meals, laundry, used clothing, blankets/sleeping bags, safer sex supplies, bleach kits, first aid supplies, and basic hygienic material. The RAVEN Project also performs regular street outreach throughout Humboldt County providing homeless youth with safer sex supplies, first-aid supplies, toiletries, *etc.***Our House Crisis Shelter for Youth (12-17 yrs.)****443-8322 XO**

Our House is a short-term emergency shelter for appropriately aged youth who enter voluntarily and with guardian consent, are not on formal probation or wards of the court, and are not actively drug or alcohol dependent. Youth at Our House are provided with food, transportation, case management services and mediation services in addition to shelter. Youth come into shelter due to temporary homelessness, (including youth whose parents are staying at a shelter that only takes adults), homelessness due to refusal to return to an abusive or neglectful home, and serious family conflict.

**Youth Crisis Hotline (24 hour)****444-2273**

## HOUSING CONTACTS

### **Rooms & Motels**

Americas Best Value Inn	129 4th St., Eureka	443-9751
Broadway Motel	1921 Broadway St., Eureka	443-3156
Chin's Motel	4200 Broadway St., Eureka	443-0615
Christie's Motel	1420 4th St., Eureka	444-3011
Discovery Inn	2832 Broadway St., Eureka	441-8442
Fairwinds Motel	1674 G St., Arcata	822-4824
Fortuna Redwood Inn	819 Main St., Fortuna	725-5136
Humboldt Gables Motel	40 W. Davis St., Rio Dell	764-5609
Laguna Inn	1630 4th St., Eureka	443-8041
McCullens Motel	1503 McCullen Ave., Eureka	445-8962
Pine Motel	2411 Broadway St., Eureka	441-1808
Red Lion Hotel	1929 4th St., Eureka	445-0844
Royal Inn Motel	1137 5th St., Eureka	442-2114
Safari Budget Motel	801 Broadway St., Eureka	443-4891
Silver Side Motel	6770 Fields Landing Dr., Fields Landing	445-5931
Six Rivers Motel	531 S. Fortuna Blvd., Fortuna	725-1181
Super 8	4887 Valley West Blvd., Arcata	822-8888
Town House Motel	933 4th St., Eureka	443-4536
Travel Inn Fortuna	275 12th St., Fortuna	725-6993

### **Apartments**

Arcata Gardens	2255 Alliance Rd., Arcata	826-7736
Campus Apartments	335 Laurel Dr., Arcata	826-3451
Eureka Apartments	1034 4th St., Eureka	442-0853
Humboldt State University	Community Housing Office	826-3451
Juniper Apartments	4855 Valley East Blvd., Arcata	826-7312
McKinleyville Trailer Park & Apts.	2331 Central Ave., McKinleyville	839-1651
Misty Village	2331 McKinleyville Ave., McKinleyville	839-7325
Parkway Apartments	455 Union St., Arcata	822-4557
River Community Homes	1061 Hallen Dr., Arcata	822-7816
Wabash Avenue Apartments	230 Wabash Ave., Eureka	444-3835
Westwood Garden Apartments	2351 Westwood Ct., Arcata	822-6726
Windsong Duets	Tina Court, Arcata	826-7312
Woodridge Apartments	1935 H St., Arcata	822-4557

### **Senior Citizen & Disabled Housing Resources**

Bayview Senior Apartments	550 Union St., Arcata	826-0371
Cedar Street Senior Apartments	725 Cedar St., Garberville	923-1035
Eureka Central Residence	333 E St., Eureka	445-2990
Golden Manor	1803 Central Ave., McKinleyville	839-4105
The Meadows Senior Village	2065 David Way, Fortuna	725-5279
Newburg Retirement Center	2401 Newburg Rd., Fortuna	725-5923
Rio Dell Terrace Senior Apartments	325 Center St., Rio Dell	764-3350
River Community Homes	1061 Hallen Dr., Arcata	822-7816
Silvercrest Residence	2141 Tydd St., Eureka	445-3141
Summercreek Place	1636 Myrtle Ave., Eureka	443-0773

## PROPERTY MANAGEMENT LISTINGS

### Arrow Property Management

517 Everding St., Eureka  
(707) 445-2525, Fax (707) 445-4981

### Bode Property Management

215 I St., Eureka  
(707) 445-2020, Fax (707) 441-4899  
www.bodepropertymanagement.com

### Donna Brown Realty

507 Russ St., Eureka  
(707) 442-8736

### California Lifestyles Realty

407 F St., Arcata  
(707) 822-1300, Fax (707) 822-1373  
www.CLrealty.com

### Cutten Realty

2120 Campton Rd., Ste. C, Eureka  
(707) 445-8811, Fax (707) 443-5813  
www.cuttenrealty.com

### Complete Property Management

1175 G St., Ste. B, Arcata  
(707) 599-3434  
www.cpmhumboldtrentals.com

### Cottage Realty

1834 Central Ave., Ste. B, McKinleyville  
(707) 839-1897, Fax (707) 836-9360  
www.cottage-realty.com

### Danco Property Management

5251 Ericson Way, Arcata  
(707) 822-0826, Fax (707) 822-9596  
www.danco-group.com

### Hooven Property Management

1806 H St., Arcata  
(707) 825-7368, Fax (707) 440-4702  
www.hoovenproperty.com

### Rural Communities Housing

824 L St., Arcata  
(707) 826-7312, Fax (707) 826-7319  
www.rchdc.org

### Humboldt Property Management

954 H St., Arcata  
(707) 825-1515  
www.humboldtrentals.com

### I.M.S. Property Management

3857 Walnut Dr., Eureka  
(707) 445-3171, Fax (707) 445-3176  
www.imsrentals.com

### J&J Rentals

1840 Myrtle Ave., Eureka  
(707) 443-4399, Fax (707) 443-5448

### Kramer Investment Corporation

1589 Myrtle Ave., Ste. B, Eureka  
(707) 444-2919  
www.kkramer.com

### William E. Madsen Real Estate

3435 Christie St., Eureka  
(707) 445-3015

### Moser Properties

3101 Concorde Dr., Ste. E, McKinleyville  
(707) 839-3233, Fax (707) 839-2568  
www.moserproperties.com

### Pacific Coast Rentals

1225 Central Ave., Ste. 12, McKinleyville  
(707) 839-9658, Fax (707) 839-4819  
www.pacificcoast.rentals

### Pacific Partners Property Management

1036 5<sup>th</sup> St., Ste. A, Eureka  
(707) 441-1315, Fax (707) 441-9340  
www.cbcpacificpartners.com

### Real Property Management

539 G St., Ste. 109, Eureka  
(707) 445-4542, Rental Hotline (707) 445-4545  
www.rpmeureka.com

### Six Rivers Property Management

710 Main St., Fortuna  
(707) 725-1094, Fax (707) 725-8819  
www.six-rivers.com

### Strombeck Properties

960 South G St., Arcata  
(707) 822-4557, Fax (707) 822-4525  
www.strombeckprop.com

## SUBSIDIZED & LOW RENT HOUSING RESOURCES

Armory Hall / Mori	201 2 <sup>nd</sup> St., Eureka	441-4214
Driftwood / Russ House / Odell	200 Waterfront Dr., Eureka	725-6661
Eureka Central Residence	333 E St., Eureka	445-2990
Eureka Family Residence	735 W. Everding St., Eureka	443-4583
Fortuna Family Apartments	2043 Stockton Ct., Fortuna	725-6500
Golden Manor	1510 Railroad Dr., McKinleyville	839-3297
Henderson Village Town Houses	515 West Creighton St., Eureka	442-0311
Hoopa Indian Housing Authority	PO Box 1285, Hoopa	(530) 625-4759
Rural Communities Housing <i>(they manage RCAA properties)</i>	824 L St., Eureka	826-7312
Humboldt Plaza	2575 Alliance Rd., Arcata	822-4104
Meadowbrook Apartments	115 Samoa Blvd., Arcata	822-4557
Mountain View Village	2130 Smith Ln., Fortuna	725-5923
Murray Apartments	1423 Reasor Rd., McKinleyville	839-2348
Park West Apartments	137 12 <sup>th</sup> St., Fortuna	443-7091
Redwood Court Apartments	2042 Jenny Ln., Fortuna	725-6755
Redwood Creek Apartments	1740 Sutter Rd., McKinleyville	839-0875
Redwood Village Apartments	56 Orchard Ln., Redway	923-4048
Rio Dell Apartments	735 Rigby Ave., Rio Dell	764-3324
Rio Dell Terrace Apartments	325 Center St., Rio Dell	764-3350
River Community Homes	1061 Hallen Dr., Arcata	822-7816
Summer Creek Place	1636 Myrtle Ave., Eureka	443-0773
The Courtyards	3101 Boyd Rd., Arcata	826-0386
Willow Creek Family Apartments	520 Hwy. 96, Willow Creek	(530) 629-4666
Woodcreek Apartments	2296 Redwood Way, Fortuna	725-1308

## INFORMATION RESOURCES

<b>Eureka Community Resource Center</b> 35 West 3 <sup>rd</sup> St., Eureka, CA 95501	<b>442-5239</b>
<b>Willow Creek Community Resource Center</b> 38883 Highway 299, Willow Creek, CA 95573	<b>(530) 629-3141</b>
<b>Blue Lake Community Resource Center</b> 111 Greenwood Rd., Blue Lake, CA 95525	<b>668-4281</b>
<b>Fortuna Family Resource Center</b> 2089 Newburg Rd., Fortuna, CA 95540	<b>725-9082</b>
<b>Loleta Community Resource Center</b> 700 Loleta Dr., Loleta, CA 95551	<b>733-5239</b>
<b>Rio Dell Community Resource Center</b> 99 Wildwood Dr., Rio Dell, CA 95562	<b>764-5239</b>