



Yolo County Housing

Lisa A. Baker, Executive Director

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Dear Housing Choice Voucher Landlords:

There are several changes going on in the Voucher program. This letter outlines those coming changes.

Payment Standards

First, and foremost, current economic conditions have made it more expensive to operate the Voucher program and there are insufficient funds to pay Housing Assistance (HAP) at its current level. In order to remedy this, we have given notice to participants of our intention to lower the Payment Standard by which subsidy is calculated to 90% of the Fair Market Rent (FMR). The U.S. Department of Housing and Urban Development (HUD) has approved our request to lower the Payment Standard and to implement immediately. The new Standards are in effect as of October 1, 2009. Enclosed with this letter is a copy of our letter discussing the new Standards and reasons.

Changes to Requesting Rent Increases

We continue to work to reduce burdens in the program and improve customer services. One of the areas in which we are changing service to better meet needs is through the way in which landlords may request rent increases.

Please note that Yolo County Housing will no longer be sending Annual Renewal & Rent Increase Notices to landlords. The streamlined process for rent increases is outlined in the steps below:

FOR OUR LANDLORDS - HOW TO REQUEST RENT INCREASES

The following provides guidelines for landlords who wish to request a rent increase at the end of the first year's lease, or during a month-to-month tenancy. Generally, at the end of the first year of lease, the lease converts to a month-to-month rental agreement.

How much advance notice must the landlord give the tenant?

The landlord must give the tenant at least sixty (60) days written advance notice of the rent increase.

To request a rent increase from Yolo County Housing (YCH), when you give your tenant notice of a rent increase, you must send a copy of the notice that you gave the tenant to Yolo County Housing. YCH will review the rent increase requested to ensure that the new rent meets rent comparability and reasonableness tests. If approved, the rent increase will be processed for the effective date of the change. The YCH will be unable to review and approve a rent increase for the proposed effective date if it does not receive a copy of the notice, so please be sure to send copies of notices to the YCH at the same time you send one to your tenants.

If, at the end of the one-year lease, the landlord offers a new lease, this must also be provided in a timely manner. The tenant must be given at least sixty (60) days notice. A copy of the new lease must be provided to Yolo County Housing. As with rent increases, YCH will review the new lease terms and rent amount to ensure that it meets the comparability and rent reasonableness tests. If approved, a new Housing Assistance Payments Contract will be prepared for the landlord's signature.

Additional Customer Service Improvements - Direct Deposit

We are pleased to offer a new convenient feature for our landlords – direct deposit of your Housing Assistance Payments. We encourage all landlords to enroll. Call our Finance Department at (530) 669-2239 for a copy of the sign up form. You can also get more information at our web site: www.ycha.org

Swine Flu (H1N1) Update

As you know, there have been several instances of swine flu within Yolo County. For up to date information, you can go to www.ycha.org for guidance, there are links to the County Health Department and Center for Disease Control (CDC) as well for more data. In addition, we will be sending information to you directly that you can give to your tenants and residents within the next month.

Conclusion

Thank you for your continued participation in our programs. We appreciate your support. Please let us know if you have questions or if you need additional information. You can contact the Interim Housing Assistance Supervisor, Ms. Irma Jiménez-Pérez, at 530-669-2226 or iperez@ycha.org.

Sincerely,

Lisa A. Baker

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Executive Director

Enc as noted