

WHAT'S NEW IN HOUSING!

Community Development Commission of Mendocino County – May 2021

THE HOUSING CHOICE VOUCHER WAITLIST IS OPENING!

The CDC would like to take this opportunity to notify landlords that the Housing Choice Voucher wait list will open for specific preferences on:

Tuesday, May 11, 2021 at 8:00 a.m. and close on Thursday May 20, 2021 at 5:00 p.m.

We are hoping this may be an opportunity for landlords who have good tenants that may be having a difficult time paying their rent. If you have a tenant you think may benefit from applying for the Housing Choice Voucher program, we encourage you to share this information with them. The full announcement is on our website at <http://cdchousing.org/>

LANDLORD INCENTIVE PROGRAM

Continuing until funds run out or until September 30, 2021, whichever occurs first. (Please note that CDC has the discretion to extend the deadline listed if warranted.)

The Community Development Commission of Mendocino County, Housing Authority, is pleased to announce its new Landlord Incentive Program! This program is intended to encourage landlords to rent their residential units to Housing Choice Voucher (Section 8) Participants and to support our landlords during these challenging times. There are two eligible activities with this program:

Activity 1: Occurs when a landlord rents to a new Housing Choice Voucher participant; they will be paid \$500.00 for each new executed Lease and Housing Assistance Payment contract.

Activity 2: Occurs when a current landlord has a Housing Choice Voucher family move out of their rental unit. \$500.00 will be paid to help landlords cover the additional costs associated with cleaning and sanitizing due to Covid-19 and to make the unit more quickly available to new tenants.

For questions, please call 463-5462 ext. 121 for Joelle Strain or ext. 101 for Treva Douthit. Please note that some exclusions apply.

RENT INCREASES

- Termination of Tenancy and Rent Increases refer to the Tenant Protection Act of 2019 , Assembly Bill No. 1482 and Civil Code 827

-An Owner of a residential property shall not, over the course of any 12-month period, increase the rental rate for a dwelling

- More than 5% plus the percentage change in the cost of living or rate of dwelling;
- 10 percent, whichever is lower,

- NOTE: IF the rent increase is 10% or less of the rental amount charged to that tenant at any time during the 12 months before the effective date of the increase, the notice shall be delivered at least 30 days before the effective date of the increase AND a copy must also be given to CDC

Contact Us

CDC

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CDC's program's successes are based on our partnerships with our landlords. Without your support CDC would not be able to successfully house so many families! Thank you!

INSPECTIONS: RESUMING JUNE 2021

In person inspections will resume June 1, 2021. Both landlords and tenants will receive notification two to four weeks before their inspection date.

Note from the Inspector: Please check with your tenants prior to the inspection to see if everything is in working order to allow for time to correct items identified which will help avoid failed inspections.

Some items to ask or check about are:

- Smoke/carbon monoxide detectors are properly functioning
- Doors and windows are properly functioning
- No accumulation of garbage
- Hot water heater is double strapped and properly functioning
- No holes in walls or flooring

LEASE IN PLACE PREFERENCE FOR WAIT LIST OPENING

CDC will have a Lease in Place Preference

Families who are considered to be living in place are those who reside in a unit where the landlord will accept the Housing Choice Voucher program. CDC will require the family to provide a current lease agreement and a written letter of acceptance from the landlord.

Thank you again, we truly appreciate your participation in our rental assistance programs!

-CDC Staff

CDC's Mission: To "provide opportunities for decent, safe, affordable housing and suitable living environment to low- and moderate-income, special needs households, and communities in an effective, efficient, and respectful manner!"
