



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

November 8, 2021

Notices: Emergency Rent and Utility Assistance Information
Change to Non-Payment of Rent Notices from 14 to 30 days
Change to Rent Collection Policy

Dear Public Housing Tenant,

This letter is to notify you about three (3) very important updates to your rent payment requirements.

1. EMERGENCY RENTAL and UTILITY ASSISTANCE IS AVAILABLE! If you are struggling financially due to the pandemic, there is **emergency assistance available**. To learn more about how to apply, go to HousingIsKey.com. Local agencies can assist you!
 - a. Empower Yolo 1-530-662-1133
 - b. Shores of Hope 1-916-372-0200
 - c. Yolo County Children's Alliance 1-530-757-5558

You may also call the program directly, between 7:00am and 7:00pm daily, at 1-833-430-2122.

2. CHANGE TO NON-PAYMENT OF RENT NOTICES FROM 14 TO 30 DAYS. Due to the impacts of COVID-19, the U.S. Department of Housing and Urban Development (HUD) issued a notice to Public Housing Agencies to amend their Admissions & Continued Occupancy Plan (ACOP). The amendment **INCREASES** the time you have to pay your rent before YCH can issue you a lease termination notice. This is intended to allow you time to find resources to assist you to make your rent payment and keep your housing.

YOUR LEASE WITH YCH WILL BE AMENDED (pg. 67 of the ACOP, which you can view at www.ych.ca.gov) AS FOLLOWS:

- a. YCH shall give ~~fourteen (14) days~~ **thirty (30) days written notice** of termination if said termination is caused by Resident's failure to pay rent.
- b. YCH shall give a **three (3) day notice** without cure if the health or safety of other tenants, employees or persons residing in the immediate vicinity of the premises is threatened, or in the event of any drug-related or violent criminal activity, as defined by California Civil Code S. 3479. This termination is not subject to the Grievance Procedure.
- c. YCH shall give **thirty (30) days written notice** of termination in all other cases.
- d. A written record of every lease termination shall be maintained by YCH and shall contain the following information:
 - (i) Name and identification of the unit occupied
 - (ii) Date and copy of Notice of Termination
 - (iii) Specific reason(s) for Notice to Terminate

Working together to provide quality affordable housing and community development services for all

- (iv) Date and method of notifying tenant of reasons for lease termination
 - (v) Summary of any conference(s) with the tenant, including names of conference participants.
- e. The lease termination notice must state if the tenant is entitled to request a grievance hearing in accordance with the Grievance Procedure (Appendix J). If the tenant is eligible to request a grievance hearing, YCH may not terminate the lease until the time period to request such a hearing has expired, or, if the grievance hearing is requested in a timely manner, until the grievance process has been completed.
3. CHANGETO RENT COLLECTION POLICY (pg. 83 of the ACOP, which you can view at www.ych.ca.gov) AS FOLLOWS:
- a. Rent is due on the first day of each month.
 - b. A ~~14-Day~~ **30-Day Notice of Termination** will be served on the tenant on the sixth (6th) business day of the month for any rent due. If the total rental payment due is not paid within ~~fourteen (14) days~~, **thirty (30) days**, YCH will issue an unlawful detainer and file in court for all monies due and for possession of the unit. Rent will be accepted up until the court filing date **if the total amount is paid in full. No partial payments will be accepted.** Should the resident wish to settle the suit out of court, resident payment shall include all past due rent, late fees, court filing fees, and other reasonable costs associated with the filing of the eviction as directed by the court.
 - c. A late charge will be added to the monthly rental payment for any rent paid after the fifth (5th) business day of the month in the amount of \$20.00. All payments after the assessment of a late charge shall be made by certified check, cashier's check, or money order. No personal checks will be accepted for payment after the assessment of the late charge.
 - d. In the event a check is returned to YCH for insufficient funds, a charge of \$25.00 will be assessed to the tenant. In the event the tenant is assessed this charge, the next three payments must be made by certified check, cashier's check, or money order. Personal checks will only be accepted for any payment after three months since the assessment of an NSF charge.
 - e. If a family is served three (3) ~~consecutive 14-day notices~~ **consecutive 30-day notices** or four (4) ~~14-day~~ **30-day notices within a twelve (12) month period**, their lease shall be terminated for chronic rent delinquency.

The extended timeframe (30-days) for notification of lease termination due to nonpayment of rent is effective immediately. All other public housing policies remain in effect including options to enter into repayment agreements as approved by YCH.

We understand that COVID19 has been a struggle and hardship for families and that many families have been impacted financially by the pandemic. Contact your on-site property manager or the main office at 530-662-5428 with any questions.

We are here to help!



Sandra Sigrist
Interim Executive Director