

FREQUENTLY ASKED QUESTIONS

What are YCH's Rental Assistance Programs?

• **Affordable Housing Units** provides rental assistance through 431 units of low cost housing, 48 multi family and 47 disabled/senior units that YCH owns and operates in the communities of Woodland, Winters, West Sacramento, Knights Landing, Esparto and Yolo, including 7 units of year round agricultural housing in Davis.

• **Housing Choice Voucher (HCV)** program assists very low-income families to afford decent, safe, and affordable housing in the private market. Participants find their own housing and the amount of voucher assistance is determined by a number of factors. Depending on annual HUD funding, YCH provides up to 1737 vouchers to Yolo County families.

• **Agricultural Housing** program provides decent, safe and sanitary temporary housing to legal migrant farm workers during the County's growing season in Davis and Madison. YCH staff provides the management of the Dixon Migrant Center through the Dixon Housing Authority.

How do I apply for a waiting list?

There are many families waiting to move into YCH affordable housing programs. Families are listed according to the guidelines established by regulation. The Affordable Housing Unit waiting lists are located at each Asset Management location. The Housing Choice Voucher waiting list is closed and notifications are publicly posted when it is open. You can apply for open lists at our offices located in Woodland, Winters, and West Sacramento. Seasonal agricultural housing is applied for at each site in Madison, Davis, and Dixon.

What is counted as income?

Annual income is the anticipated total money and benefit income received by the family head and spouse and by any adult member of the Household (excluding caregiver). It also includes income derived from assets (including those of minors). It is calculated for the twelve-month period following the effective date of certification. There are some income exclusions that may apply on an individual basis.

How much will I pay?

Rent is calculated according to federal regulations. It must be recalculated annually and any time income or family size changes. YCH uses a formula to calculate the family's portion of the rent. Each family's calculation includes allowed deductions to determine the tenant rent. For the voucher program, the payment standard is a percentage of the HUD-approved Fair Market Rents for the area based on the family's applicable bedroom size (two persons per bedroom except when a reasonable accommodation is approved). For public rental housing, rent is based on 30% of income.

When are changes reported?

Any change in income or family composition must be reported to YCH in writing within 15 days. Income change forms are available from your Housing Specialist or at the front desk of any YCH office.

Why are annual re-exams necessary?

YCH is required by federal regulation to review each tenant's income and family size at least once per year. This is done to assure that the right amount of rent is being paid based on actual income and that the home is the right size for the family.

Why do I have to have a Housing Quality Standards (HQS) inspection?

It is YCH's foremost goal to provide decent, safe, and sanitary housing at affordable costs. These standards help protect your family by assuring a basic level of acceptable housing. The standards must be maintained for the duration of the lease therefore; annual inspections are required.