

YOLO COUNTY HOUSING MAJOR HOUSING PROGRAMS

1. Housing Choice Voucher Assistance (HCV formerly known as Section 8)

Provides rental subsidy for low-income households that meet the eligibility requirements established by the U.S. Department of Housing and Urban Development (HUD). When an available voucher is issued to a qualifying family, they can look for housing or receive subsidy assistance in an existing unit if the owner agrees and is willing to enter into a contract, if the rent is reasonable and meets initial occupancy requirements and if the unit can pass a Housing Quality Standards inspection to ensure that it is decent, safe and sanitary. A family’s initial share of rent will be between 30% and 40 of monthly-adjusted income. The family is responsible for the security deposit. The majority of households admitted to the program must be below 30% of median income at admission to the program. Project Based Voucher program is a component of the HCV program; families pay 30% of their income for rent at specific apartment complexes.

2. Affordable Rental Units (Conventional or Low-Rent Public Housing)

These are units owned and operated by Yolo County Housing (YCH). The Agency has units throughout the county for households that meet eligibility requirements established by the U.S. Department of Housing and Urban Development (HUD). There are individual site listings for: Esparto, Knight’s Landing, West Sacramento, Winters, Woodland, and Yolo. When an appropriately sized unit (i.e., correct number of bedrooms) becomes available, a verified eligible family will be offered the unit. The family will pay a security deposit and rent (which is approximately 30% of adjusted monthly income) directly to YCH.

3. USDA Farm Labor Housing – Davis

The Farm Labor program is limited to participation by families whose income is derived from agricultural labor and who meet other eligibility requirements established by the Rural Development Administration. The Farm Labor program is similar to the YCH affordable rental unit program. There are seven (7) scattered sites in the City of Davis – six 3-bedroom units and one 4-bedroom unit.

4. Cottonwood Meadows Senior Housing

This complex is located in Woodland and is for seniors only. It is owned by our subsidiary non-profit: New Hope Community Development Commission. There are 47 units, of which 13 are subsidized.

WAITING PERIOD – After receiving the initial application, it will be processed, and the household’s name added to the waiting list. The applicant will receive notification of the date of application and programs for which s/he applied. If you do not receive notification within 45-days of application, please contact YCH immediately. Waiting times vary depending on program for which you applied, and preferences claimed; it could be as long as a few months to several years. It is the responsibility of the applicant household to notify YCH and affiliates of any changes in your address, mailing address or family composition in writing during the waiting period. If we attempt to contact you via mail and you do not respond, or if the letter is returned, the application will be canceled, and the family’s name will be removed from the wait list.

# of persons	Ext Low Income (30%)	Very Low Income (50%)	Lower Income (80%)
1	20,850	34,700	55,550
2	23,800	39,650	63,450
3	26,800	44,600	71,400
4	29,750	49,550	79,300
5	32,470	53,550	85,650
6	37,190	57,500	92,000
7	41,910	61,450	98,350
8	46,630	65,450	104,700

USDA FARM LABOR HOUSING DAVIS – NON DISCRIMINATION

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).”

YOLO COUNTY HOUSING
PRE-APPLICATIONS
INFORMATION SHEET

GENERAL INFORMATION

To avoid delays in processing your application it is very important to print your letters and numbers as legibly as possible.

PROGRAM SELECTION

If you are interested in Affordable Public Housing (Conventional), you must make sure to select the locations you are interested in, as we maintain site based waiting lists for these programs. For more information on this programs or any other programs, please refer to the Housing Programs listing.

BEDROOM SIZE

YCH will generally assign one bedroom for each two family members. YCH will consider factors such as family characteristics including sex, age, or relationship. Consideration will be given for medical reason and the presence of a live-in aide.

ASSETS

We will need to know the total value of your assets including income derived from them. Examples of assets you need to report are as follows.

Income from assets: Interest and/or dividends from savings accounts; interest from mortgages or similar arrangements; net income from property owned by family.

Other family assets: Savings or checking accounts, certificates of deposit or bonds; Real estate value; property held as an investment.

Assets disposed for less than Fair Market Value (FMV) during the two years prior to the effective date of Certification: You must verify that you have or have not disposed of property for less than FMV within the prior two years.

Note: The above list is only an example and not a complete list. If you are unsure of your assets and what you should report, please ask for assistance.

PREFERENCES:

YCH has several preferences; if you believe you qualify for any or all of them, you must demonstrate this with documentation or a preference will not be given to you. These preferences will again be verified prior to assistance and will only be given if the circumstance(s) that gave you the preference still exist. Below you will find a definition of our preferences to better help you with your decision:

Residency Preference: Families, who live, work or have been hired to work or who are attending school in Yolo County.

Involuntary Displacement: Families are considered to be involuntarily displaced if they are required to vacate housing as a result of any order of directive of a code enforcement agency, as long as the family is not responsible for the conditions requiring the code enforcement action. Involuntary displaced families are families:

1. Who have been involuntary displaced as stated above and are not living in standard, permanent housing or who will be involuntary displaced within six months from the date of preference status certification.

* Standard replacement housing is defined as housing that is decent, safe and sanitary, adequate for the family size and the family is occupying pursuant to a written or oral lease or occupancy agreement. Standard replacement housing does not include transient facilities, hotels, motels or temporary shelters. It does not include any individual imprisoned or detained pursuant to State Law or an Act of Congress. Shared Housing with family or friends is considered temporary and is not considered standard replacement housing.

Working Preference: Families with at least one adult who is employed and has been employed for six months; this definition includes families where at least one adult was employed and is currently receiving unemployment benefits. This preference is automatically extended to elderly families or to a family whose head of household or spouse is receiving income based on a permanent disability.

Veteran Preference: Honorably discharged Veterans or surviving spouses of veterans qualify for this preference.

NONDISCRIMINATION

Yolo County Housing prohibits discrimination in employment, services, and activities on the basis of race, color, creed, religion, sex, ancestry, familial status, marital status, national origin, sexual orientation, age, disability, source of income or other legally protected status. YCH affirms its commitment to equal opportunity and equal access to services. For additional information, contact the 504 Coordinator, Janis Holt at 530-662-5428; TDD 1-800-545-1833, ext. 626.

LANGUAGE SERVICES

YCH offers free language services. If you need this document translated, please contact us at 530-662-5428/TDD 1-800-545-1833, ext. 626.