

APRIL 2023



WHAT'S NEW IN HOUSING?

COMMUNITY DEVELOPMENT COMMISSION OF MENDOCINO COUNTY



THANK YOU LANDLORDS

CDC would like to thank all of our participating landlords. Without you our programs would not be successful.

Since implementing the Landlord Liaison position in October 2021, our Landlord Liaison, Danielle Wilfong has assisted in housing over 85 families, paid over 42 Landlord incentives, assisted with approximately 70 security deposits, and paid over 15 application fees.

THIS JUST IN!!

Did you know a fireplace or wood stove is not acceptable as the only source of heat? A heat source must be permanent and able to maintain a temperature of 65 degrees when there is a frost advisory in effect.

Effective October 1, 2023 any unit that has only a fire place or wood stove as the main source of heat will fail inspection and have 30 days to make the repair. If you have any questions feel free to contact Mike Berg at (707) 463-5462 Ext. 105

NEW INFORMATION

CDC has a New Deputy Director! We would like to give a huge thank you to Teresa DeSimone for stepping into the role about 6 months ago.

Teresa has been with CDC for over 15 years and brings great leadership and an extraordinary knowledge of housing programs to CDC.



FIND A FAMILY FOR YOUR UNIT

Let our Landlord Liaison refer families directly to you!

If you have an available rental or upcoming vacancy, CDC can help you fill that unit.

Our Landlord Liaison is always working with families who are searching for housing. She has built strong relationships with local partner agencies who help families establish and maintain housing through supportive services.

To reach out to our Landlord Liaison please email wilfongd@cdchousing.org or call at (707) 463-5462 Ext. 102



INSPECTOR'S CORNER

Did you know the most common reason for a failed inspection is due to the smoke detector not properly functioning? This is also a 24 hour emergency repair, and is required to be resolved within 24 hours.

Inspection notifications are mailed to the Landlord and tenant at least three weeks prior to the inspection date. Enclosed with the inspection notification is an inspection preparation checklist. We suggest taking a moment to review the inspection preparation checklist to ensure all items listed are in good working order prior to the scheduled inspection.

For any questions regarding inspections please contact our Inspector, Mike Berg at (707) 463-5462 Ext. 105, or by email at bergm@cdchousing.org.

CONTINUED WAIVERS BOOST AFFORDABILITY

In recognition of the continuing challenges in the economy, HUD recently provided guidance that continues some pandemic era waivers to support rental housing affordability through December 31, 2023. HUD will continue to allow CDC to:

- Increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
- Increase the payment standards up to 120% of the applicable Fair Market Rent or Small Area Fair Market Rent for fiscal year 2023.

Increasing these payment standards will help Landlords in communities that have seen rents rise substantially and may allow landlords to offer more of their housing portfolio to voucher families.

RESOURCES

For additional information on the HCV Program and resources for Landlords, please visit the HUD HCV Landlord Resources webpage. You can even join the Landlord mailing list.

https://www.hud.gov/program_office/s/public_indian_housing/programs/hcv/landlord



LANDLORD LIAISON
DANIELLE WILFONG
PH : (707) 463-5462 EXT.102
wilfongd@cdchousing.org

