



Community Development Commission of Mendocino County

1076 N. State St., Ukiah, CA 95482

707/463-5462

Fax: 707/463-4188

TDD: California Relay 711

4/24/2020

Re: Notification of Potential Impacts of Waivers and Alternative Requirements related to COVID-19 National Emergency

Dear Landlord,

Due to the COVID-19 national emergency HUD has provided Housing Authorities such as the CDC the ability to make temporary changes to normal protocols and procedures so Housing Authorities can enable families and landlords to more easily and safely adhere to program requirements.

CDC has implemented changes to our normal protocols and procedures effective **April 13, 2020** and would like to take this opportunity to communicate with Landlords any temporarily changes that may have potential impacts:

- HUD has not provided waiver authority allowing families to stop paying their portion of rent, therefore CDC has emphasized to families the importance of continuing to pay their portion of rent to the landlord through the COVID-19 national emergency.
- As a result of COVID-19 many families have had changes to their income that may result in CDC making a larger Housing Assistance Payment. CDC has reminded families if the household income changes to **be sure to report the change in writing to CDC as soon as possible but within ten calendar days.**
- As a result of COVID-19, CDC has elected to delay Annual/Biennial Inspections during the current County/State wide Shelter in Place Order to protect the health and safety of CDC families and staff. All delayed inspections will be re-scheduled and the landlord will receive written notification of the re-scheduled date/time. All delayed inspections must be completed no later than October 31, 2020.
- Families are encouraged to continue to report any maintenance repairs to their landlord as they would normally. CDC will continue to accept and review written notification from the participant, landlord or other entity regarding HQS deficiencies and determine appropriate action.

If it is reported to CDC there are *life threatening deficiencies* inside the rental unit, CDC will make immediate contact with the landlord to resolve the issue.

- CDC has been given the authority from HUD to **temporarily** approve household members even if it would result in the unit not meeting the space and security standards, if the addition is related to the COVID-19 national emergency. CDC requires written approval from the landlord before any such addition is approved. Families have been



Persons requiring an accommodation due to a disability may request such an accommodation at any time during this process.





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reminded to report any additional member is writing to CDC prior to the members residing in the rental unit.

- Regulations require CDC to terminate the Housing Assistance Payment (HAP) contract with the landlord 180 calendar days after the last housing assistance payment to the owner. This situation occurs when a family earns enough income to pay the entire contract rent and CDC is not making a Housing Assistance Payment.

In recognition that the COVID-19 emergency is creating economic and employment instability for many families HUD is waiving this regulatory requirement. If necessary, CDC will extend the period of time from the last HAP payment to the owner.

While CDC is not open to the public we are still continuing to conduct business and serve our community. CDC staff is available via email, fax, mail or phone (707) 463-5462 Monday - Thursday 8:00 am-5:00 pm.

CDC appreciates our relationships with our Landlords and is here for any questions that you may have. Wishing you all health and safety in these challenging times.

Best Regards,

CDC Staff



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