

SHRA Understands

Housing providers are our most important partners for the Housing Choice Voucher (HCV) program. We need landlords to help us house our 13,000 low income families in decent, safe and sanitary rental units available on the open market. Housing Providers' livelihood depends on having **reliable steady income** coming from their rental properties. At Sacramento Housing and Redevelopment Agency (SHRA), we are constantly evolving to provide our housing providers better service and to make it smart, efficient and convenient to accept Housing Choice Vouchers.



Come find out more about how you can be involved in maintaining a reliable income while **making a difference in your community** by housing our clients.

Owner orientations are held at:

SHRA HCV Office,
630 I Street, Sacramento, CA

Every 3rd Tuesday of the month at 10:00am
Or 4th Wednesday of the month at 6:00pm

Stay In Charge



As a Housing Choice Voucher housing provider, you maintain the control of managing your properties.

You choose your own tenants.

- We encourage you to thoroughly screen your tenants to ensure that they meet your expectations.
- **You set your own rental agreement and property rules.** Set the standards and expectations for the upkeep of the property.
- **You inspect your units** to ensure upkeep and habitability. We will also do inspections for Housing Quality Standards.
- **You decide when to terminate tenancy.** If a tenant is not paying rent, abiding by the lease or property rules, or you choose to no longer continue tenancy, just serve proper notice.
(Please refer to Fair Housing guidelines or seek legal advice to ensure you are providing proper notice)

Easy To Manage

SHRA wants to make the process of renting to a voucher holder simpler. A web portal has been established to streamline communication between the Housing Authority and landlords to allow you to more efficiently manage your properties.

Housing Providers can:

- Update contact information
- Sign up or change bank accounts for direct deposit
- View tenant ledgers and inspection results

Features of future phases:

- Upload completed paperwork
- Have questions answered from our help desk

All from the convenience of your computer.

For more information visit:

www.shra.org/landlord

Smart for Your Business



1) ***Reliable, guaranteed rental payments***

SHRA uses an automatic payment system with direct deposit so you can get paid quickly and securely.

2) ***Protected from family financial hardships***

If the family loses income, SHRA still pays the Housing Assistance Payment.

3) ***Free advertising***

List your property online at www.sacramento.gosection8.com at no charge. Voucher clients use the site to look for housing and are quick to contact your new listings.

4) ***Enhanced Customer Service***

SHRA has made improvements to make it easier for you to get your questions answered. We have added additional trained staff to our call center and lobby.

Competitive Rent Payments

SHRA understands that your business needs to be profitable for you to maintain your livelihood and that certain areas demand more rent than others. The Housing Authority with direction from the US Department of Housing and Urban Development (HUD) set our Fair Market Rents by zip-code to more closely match the housing market in each area. This has led to an increase in payment standards in many areas throughout Sacramento County.

HUD changes the Fair Market Rents annually to stay in line with fluctuation in the market. If the market rate increases, our payment standards will increase based on guidelines of the federal government and budget availability.

Payment standards are not the maximum rent that can be charged by landlords. This is the maximum amount a family can receive from the Housing Authority for rent and utilities, but your monthly assistance may be different.

Please refer to the payment standards chart on our website in the landlord resources section to see what the payment standards are in your area.

Contact Us:



Sacramento Housing and Redevelopment Agency

630 I Street
Sacramento, CA 95814
916-440-1390

www.SHRA.org



Be a Housing Provider with SHRA

Ensuring safe, decent housing for our community while creating stable income for landlords