

FALL 2019

Large Increases in Voucher Payment Standards for 2020

In December of 2019, the amount that can be approved for rent and utilities will be increasing significantly in most zip codes throughout Sacramento County. On average, payment standards will be increasing by 25% in areas throughout Sacramento. These changes can be several hundred dollars per month more than have been approvable in the past year.

The payment standards are based on the Small Area Fair Market Rents (SAFMRs) set by the US Department of Housing and Urban Development (HUD). The payment standard is not the maximum rent and considers both rent and utilities. The payment standard, tenant's income, and utility allowance all factor in when determining if a rent amount would be considered affordable for a tenant. A rent reasonable determination analysis will also be conducted when approving the rent amount.

2019 and 2020 Payment Standards in Select Zip Codes

Zipcode	2019 2 Bed. Payment Standard	2020 2 Bed. Payment standard
95630	\$1548	\$2017
95816	\$1296	\$1700
95833	\$1197	\$1591
95758	\$1278	\$1679



Homeless participants with vouchers ready to find housing.

Discrimination Against Voucher Holders Will Be Illegal As Of January 1, 2020

In January of 2020, all California housing providers need to ensure that their policies abide with SB329 and that they consider Housing Choice Voucher holders as potential tenants.

SB329 was passed by the California State Legislature this past summer and expands the definition of source of income in the California Fair Employment and Housing Act to include Housing Choice Vouchers. It will be a Fair Housing violation to advertise that voucher holders will not be considered or to have a policy of not accepting vouchers.

Any voucher holder will still need to meet any selection criteria that a housing provider may have as long as it abides by Fair Housing, state, and local laws.

The Housing Authority encourages housing providers to get educated about Fair Housing laws and will be hosting a **FREE Fair Housing Training** led by Project Sentinel's Staff Attorney Ryan Reyes on December 6th, 2019 from 1:30-4:30pm at the Housing Authority HCV Office (630 I Street, Sacramento CA). Call (916)449-6330 to RSVP.

Call Renter's Helpline if you have questions about SB329 at (916) 389-7877.

Meet Keisha: From Homeless to Housing Provider

Eloquent and professional are two words that could be used to describe Keisha when a person encounters her. Keisha is now a licensed mortgage counselor and HUD certified Housing Counselor with the Neighborhood Assistance Corporation of America (NACA) where she helps families including those with similar backgrounds to her own become first time homebuyers.

Keisha had a hard road getting to this point. She is a former Housing Choice Voucher (HCV) holder and graduate of the Housing Authority's Family Self Sufficiency (FSS) Program. FSS is a program that enables families to increase their earned income and reduce dependency on rental subsidies. Keisha became a HCV participant after suffering from a major accident that led to several back surgeries and other medical conditions. This left her physically debilitated, prevented her from working, and detoured her career goals. Keisha said, "The voucher was very instrumental in helping me to stay afloat while I was recovering and finding a job so I could stay self-sufficient."



Former voucher holder Keisha

The long search for a landlord left her homeless for seven months as she was unable to find a housing provider who would accept her voucher. She was finally able to find a home owner who only wanted to accept vouchers. Keisha describes them as a "Godsend."

Keisha said that she wants housing providers to know, "The fact that a person has a housing voucher does not mean that person is not pulling their weight or not an important part in the fabric of society. People have things that come about in their lives that present a need; I happen to be one of them. I'd like to get rid of the stigma that a person who has a voucher is less than desirable as a tenant, because they are not. Having an owner who is willing to rent to someone with a voucher is really important because there are plenty of great people who just cannot afford to live (in Sacramento County) right now because housing is so expensive."

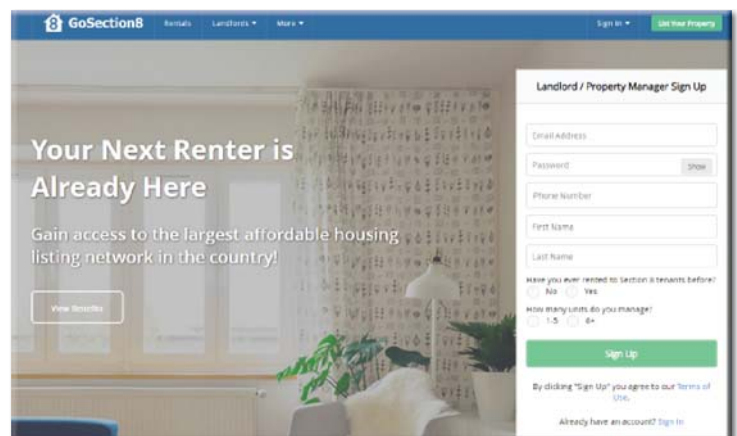
Inspector's Tip
Make sure utilities are turned on.



An inspector cannot ensure that the systems in the home are functioning properly without running utilities.

If utilities are tenant's responsibility, arrange with tenant and utility company to have utilities turned on before inspection.

Go Section 8 List Your Vacancies for FREE



Visit: Sacramento.gosection8.com

Required Notice for Rent Increase Requests Changing in 2020



In order to adhere to the new state law AB1110 effective January 1, 2020, the Housing Authority has changed the required amount of notice that is needed for a rent increase request. If the requested rent is greater than a 10% increase, owners must serve tenants a 90-day notice. If the requested rent increase is less than a 10% increase, tenants must receive a 60-day notice.

All rent increases **must be** approved by the Housing Authority in order to take effect. The notice served to the tenant should be sent to the Housing Authority along with a RFTA Supplemental (can be found on www.SHRA.org HCV Landlord page under Frequently Used Forms). The information on the RFTA supplemental will be used to run a rent reasonable test that gathers rent data on three comparable market rate units. The rent amount must be found to be reasonable in order to be approved.

After the request is processed, both the owner and tenant will be mailed a notice of approval or denial. If approved, a Subsidy Adjustment Notice will be mailed to both parties. The notice will list the effective date of the new contract rent, the new tenant rent amount, and the amount of the Housing Assistance Payment (HAP) the Housing Authority will pay. The new contract rent amount will remain effective for a period of 12 months. Owners may request rent increases no more than once every 12 months.

Fall 2019 SHRA Housing Provider of the Quarter

Congratulations to Enoch and Jessica Duplechan of BigTime Housing for being named the Fall 2019 SHRA Housing Providers of the Quarter!

BigTime Housing currently houses 12 voucher holders and owns 71 homes. The properties all are upgraded with features like wood floors, granite, and new appliances. Enoch says he wants the best in his units so that tenants will treat them well and take care of the units.

BigTime Housing has a passion for housing the homeless. Mr. Duplechan is connected with many local agencies. He personally interviews and handpicks his tenants. Homeless families that have a heart for a change in their lives are the ones he makes an effort to house.

One of the tenants that Big Time Housing has made a commitment to work with is Adam L., a formerly homeless tenant. According to Adam, "He (Enoch) has been a wonderful manager, a wonderful person, and provides some of the most wonderful properties in the area. I have never been more happy than I am being in this place. I am really grateful."

Big Time Housing was nominated by two Housing Authority staff individually for their efforts to complete paperwork, working with tenants to overcome affordability issues, maintaining the highest quality of units, and their commitment to the tenants. We appreciate BigTime Housing's hardwork to be an excellent housing provider.



SHRA Asst. Director, Housing Choice Voucher Program- Sarah O'Daniel, SHRA staff-Tammy W., Landlord Enoch Duplechan and SHRA staff-Sarah S.



Landlord Enoch Duplechan and Tenant Adam L.

Get Your Team Trained on Accepting Housing Vouchers

The Housing Authority is committed to providing resources to help housing providers better understand how to work with Housing Choice Vouchers. Owner orientations are provided on the 3rd Tuesday of each month at 10am and the 4th Wednesday at 6pm (See below for December date change due to the holidays). Staff is also available for onsite presentations or trainings to help teams understand the voucher program. Appointments to meet at SHRA's HCV office for one-on-one sessions are also available. For more information please contact April Overlie, Landlord Liaison at aoverlie@shra.org or (916) 449-6330.

December Owner Orientations

During the month of December, the evening orientation that is regularly on the 4th Wednesday of the month at 6pm will be moved to the 3rd Wednesday.

The Housing Authority will be closed on Dec. 23-27 and Jan. 1st. On Dec. 31, the Housing Authority will close early.

December Owner Orientations:

Tues., December 17th- 10:00am

Wed., December 18th- 6:00pm



SHRA's Housing Provider Handbook Now Available Online



The Housing Authority has developed a handbook to assist housing providers better understand HCV policies and procedures. Housing providers can find information and tips on everything from filling out paperwork to submitting a rent increase.

You can find the handbook at:

www.shra.org/housingproviderhandbook

Contact Us



For Questions or Issues:

Current HCV Landlords call: (916) 440-1390

New Landlords call: (916) 449-6330

Landlord Portal:

<https://portal.shra.org/landlord>

Visit our website: www.SHRA.org

630 I Street
Sacramento, CA 95814
Monday-Friday 8:00am-5:00pm