

Winter 2019

NEW

Evening Landlord Orientation

We highly recommend attendance at the free Owner Orientation session to learn the basics of the HCV program, and the responsibilities of the owner, tenant, and the Housing Authority. In order to make this training more available to all of our housing providers, we are not only offering this training during the day but now have evening trainings on the 4th Wednesday of each month.

At the interactive meeting, you can have your questions answered and receive helpful information on how to participate in the program, what is needed for your rental property to pass inspection, and what paperwork is required. Allow 1-1.5 hours for the orientation meeting. This training is important for anyone housing voucher holders.

When:

3rd Tuesday of each month
10:00am

4th Wednesday of each month
6:00pm

Where: 630 I Street Sacramento, CA 95814 (Corner of 7th and I Streets)

To RSVP or for questions: Contact April Overlie at 916-443-6990 or aoverlie@shra.org.



A P3 Participant and Waking the Village staff at the recent Ready to Rent Graduation

P3: Creating New Hope and Opportunity for Young People

When many young people become adults, they look forward to going off to college or traveling with support of their family. There is an invisible population of young 16-24 year olds that are falling through the cracks; especially foster youth and those facing homelessness. They usually don't have stable family supports in their lives that are helping them transition into adulthood. The P3 program is helping these young people find direction and stabilize their lives.

The Sacramento P3 (Performance Partnership Pilot) Program is an innovative initiative in Sacramento County that was launched in 2018. SHRA is a lead partner in the P3 program reconnecting these homeless youth into the community. This collaboration between the US Department of Housing & Urban Development, the US Department of Education, and the US Department of Labor brings together local partners like Sacramento City Unified School District, Sacramento Employment and Training Agency, American River College, The City of Sacramento, Wind Youth Services, Volunteers of America, Waking the Village, and Lutheran Social Services.

The goals of the P3 program are to assist homeless youth:

- Attain a High School Diploma or GED
- Attain a job or be placed in a job training program
- Find housing with the assistance of the Housing Choice Voucher

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New 2019 Payment Standards

Every year the US Department of Housing & Urban Development (HUD) adjusts the Fair Market Rents in each metropolitan area to keep it in line with the local market. As of April 1, 2018, the Sacramento County Housing Authority was mandated by HUD to begin using the Small Area Fair Market Rents (SAFMR) based on zip codes. This means that each zip code will have its own payment standard. The Housing Authority used the HUD SAFMR to establish payment standards which are the maximum amount of assistance that a family can receive from the Housing Authority for both rent and utilities. The Housing Authority urges housing providers to review the payment standards for the zip code and bedroom size of their available units. Each year the payment standards are updated.

You can find the current payment standards here:

[2019 Payment Standards](#)

or

www.shra.org under Resources for Housing Choice Voucher (HCV) Program Landlords

Inspector's Tip Bring a Tool Box to the Inspection



Housing Authority inspectors will allow you to make quick on the spot repairs, if items are found deficient. This can prevent a failed inspection over small needed repairs.

Make sure to bring outlet cover plates, light bulbs, batteries, etc.



Meet Lorraine: A P3 Participant

When you meet Lorraine, you immediately notice the warmth and positivity that radiates from this young woman. Lorraine is going places in life. Now that she is housed, she is ready to take on the next phase of her life to achieve her goals.

Lorraine has had to overcome many challenges in her life. She grew up in foster care during her teen years and experienced constant upheaval while in the public system. She recalls “being in foster care, made me feel like **all I wanted was to be accepted somewhere.**” She became emancipated at 16, but later re-entered foster care to go back to school. Once Lorraine turned 18, she was asked to leave her foster home, and has since been living on her own.

To Lorraine, **having a bed to go home to every night “is all I ever wanted.”** Before she entered the P3 program and received a housing voucher, Lorraine says “I was struggling to find a place to stay. I was going through a lot of hardships. It was always loud. Everybody was shutting the door on me. Nobody wanted me to stay at their house.” Even when she was six years old and her mother was asking family if she could stay with them, “nobody was willing to take me in.”

“The P3 program has helped me get closer to my big goals that I always wanted.” Through P3 she stayed at the shelter at Wind Youth Services giving her a foundation that allowed her to work on her career and educational goals. Before entering the program, “I was going through a housing crisis. My mind was focused on survival mode; shelter and food.” explained Lorraine.

When her landlord said she accepts vouchers, Lorraine didn’t believe it because she was so used to people saying no. When asked about her new home, Lorraine responded

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What to DO and DON'T do if there are additional people living in the unit who are not on the HAP Contract?

DO	DON'T
<ul style="list-style-type: none"> • Make sure that all additions to the household (with the exception of birth, foster and adoption) are approved by SHRA and the landlord prior to move in. • Address unapproved household members as a violation of your lease. • Promptly provide SHRA a copy of any lease violation notice that has been served to your tenant. 	<ul style="list-style-type: none"> • Don't allow unapproved household members to reside in your rental. • Don't accept additional rent for additional household members. • Don't allow extended household guest to "stay" with your tenant. • Don't enter unit without issuing proper notice of entry.

Fair Housing: Protect Your Assets

Fair housing law ensures that people can choose where they live as long as they qualify, without fear of discrimination. Housing providers are responsible for abiding by all state and national fair housing laws. According to the 2018 National Fair Housing Alliance's Fair Housing Trends Report, there were 28,843 complaints of Housing Discrimination in 2017. Dealing with a credible fair housing allegation can be costly for a housing provider's business. Many fair housing violations are caused by lack of knowledge about the laws and responsibilities for housing providers in upholding the law. It is important for housing providers to ensure that every staff or representative of the owner is knowledgeable about fair housing laws and how to avoid fair housing issues. Preventing fair housing issues can save your business time, energy, and money. It also ensures qualified tenants feel welcome on your properties.

Here are some resources from Project Sentinel, the local Fair Housing Agency for Sacramento County, that can help you in better understanding Fair Housing laws:

- [Guide to Renting and Managing Property: The Fair Housing Way](#)
- [Advertising Online: The Fair Housing Way](#)

These resources can be found on the Project Sentinel website at **www.HOUSING.org**

If you have questions about Fair Housing law or Fair Housing trainings, call Project Sentinel at (888) 324-7468 for assistance.



P3: Creating new Hope and Opportunity (Cont.)

Youth are given the tools and support to create a bright future and livelihood. Each of the participants receive a housing voucher from SHRA and extensive case management from our partner agencies to help them find and retain rental housing while they meet their education and career goals. Many of these young adults attend and graduate from the Ready to Rent Program. This is an extensive course on renter responsibilities and financial life skills that helps ensure that program graduates know how to be responsible tenants.

The Housing Authority is in need of housing providers that will house these young people. Most of the youth are seeking studios and one bedroom units. Some do have children and are in need of 2 and 3 bedroom units. If you open up a vacancy for this program, you are guaranteed payment each month through SHRA. Each case manager helps the voucher holder get established and is a valuable resource to the housing provider to help mediate and resolve issues that may arise in the future.



If you have a unit that you are willing to offer to a P3 participant, please contact April Overlie, SHRA's housing locator who can help you connect with case managers assisting the youth. Please email aoverlie@shra.org or call 916-449-6330. Being stably housed will allow these youth to succeed and focus on reaching their educational and career goals and put them on the road towards self-sufficiency.

Meet Lorraine (Cont.)

"It has been amazing. It is very peaceful. It is nice to go home and not worry about any stress. It is a place where there is no drama. I love that about that place."

Lorraine currently works as a security guard, but wants to work at a hospital one day in the nursing field. She exclaimed, "that has always been my dream." When you talk with Lorraine, it is clear she wants a career where she helps people. She wants to be a mentor and is looking for a place to volunteer where she can help others going through similar situations.

Lorraine wants housing providers to know that "We (voucher holders) are not different. We are just like everybody else. Not all youth are going to give landlords trouble. There are actual genuine people out there that want to change their lives, do good, and not cause any problems or drama." Having her landlord accept the voucher has been the key to unlocking Lorraine's hope for a positive future.

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