



May 22, 2020

Dear Landlords:

Thank you for your invaluable partnership in housing our low income families participating in our assisted programs. These programs would not exist without you!

In response to the COVID-19 pandemic, Sacramento Housing and Redevelopment Agency (SHRA) implemented some changes, as allowed by the U.S. Department of Housing and Urban Development (HUD), because our priority is the health and safety of everyone we serve, as well as our partners.

These are the changes we have made during this unprecedented time which will remain in effect through the dates specified unless an extension is granted:

1. You may choose to postpone the initial move-in inspection; however, it must be scheduled and completed no later than October 2020. Should you choose to postpone the inspection, we will start a Housing Assistance Payment (HAP) contract as long as we receive your certification that the unit does not have any life-threatening deficiencies and the HCV participant has access to move in.
2. Initial move-in inspections that fail for non-life threatening deficiencies (NLT) may still be approved to execute a HAP contract as long as the participant has access to the unit and the NLT deficiencies are completed within 60 days.
 - If the NLT repairs are not completed at the end of the 60-day period, HAP payments will be withheld.
 - This exception will end on July 31, 2020.
3. Annual inspections are postponed; however, we will schedule and complete them no later than October 2020.
4. If an HCV participant requests an interim/special inspection:
 - Life-threatening deficiencies must be corrected within 24 hours, or we will accept documentation from the landlord that the reported deficiencies have been corrected or no longer exist within 24 hours.
 - Non-life-threatening deficiencies must be corrected within 30 days, or we will accept documentation from the landlord that the reported deficiencies have been corrected or no longer exist within 30 days, or in accordance with any approved PHA extension.
 - This exception will end on July 31, 2020.

HUD has developed important information for HCV participants regarding paying rent during the COVID-19 pandemic. For more information on HUD's Temporary Suspension of Evictions for Nonpayment of Rent, please [click here](#).

Again, we want to thank you for your partnership. You are appreciated!

Sincerely,

Sacramento Housing and Redevelopment Agency
HCV Department



Sacramento Housing & Redevelopment Agency 630 I Street, Sacramento CA 95814
(916) 440-1390 | TTY 711 or 1 (800) 855-7100 | www.shra.org



5/22/2020