



**Multifamily Policy and Procedures  
Memorandum  
(CORRECTED)**

**MEMO #2018-2**

June 25, 2018

To: Owners and Management Agents

From: Sacramento Housing and Redevelopment Agency (Agency)  
Portfolio Management Division

Re: Rent and Income Limit Table  
Utility Allowance Schedule  
Unit Status Report

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**SHRA Rent and Income Limit Table:**

The attached Sacramento Housing and Redevelopment Agency (SHRA) Assisted Rental Housing Income and Rent Limit Table changes will be effective July 1, 2018.

**Chart 1: BOND, HTF, Inclusionary, MHSA and Tax Increment Program Income Limits**

- a. Income limits have increased five percent (5%) or less

**Chart 2: HOME Program and Rent Limits**

- b. HOME Program Income Limits have increased seven percent (7%) or less
- c. High HOME Rents (HHR) Limits
  - Rents have increased four percent (4%) or less for studios, 1 and 2 bedroom units.
  - Rents remain the same for 3, 4 and 5 bedroom units.
- d. Low HOME Rents (LHR) Limits
  - Rents have increased five percent (5%) or less for all Low HOME bedroom sizes.

Link: <http://www.shra.org/wp-content/uploads/2018/06/Rent-and-Income-Table-Final-Effective-7-1-2018.pdf>



## **Utility Allowance (UA) Schedule:**

The SHRA Utility Allowance Schedule changes will be effective July 1, 2018

The changes are as follows:

- 1) The schedules no longer distinguish between the City or County limits. The Tables apply to all regulated properties throughout Sacramento County
- 2) There are two (2) UA Schedules to choose from:

### **SCHEDULE A - Includes Owner provided Air Conditioning (A/C) allowance**

- a) Chart 1- Unit Type-Apartment and Walk-Up (including Elevator)
- b) Chart 2 - Unit Type-Row House, Town House, Semi-Detached and Duplex

Link: <http://www.shra.org/wp-content/uploads/2018/06/Schedule-A-AC.pdf>

And

### **SCHEDULE B – Excludes Owner provided Air Conditioning (A/C) allowance**

- c) Chart 1- Unit Type-Apartment and Walk-Up (including Elevator)
- d) Chart 2 - Unit Type-Row House, Town House, Semi-Detached and Duplex

Link: <http://www.shra.org/wp-content/uploads/2018/06/Schedule-B-No-AC.pdf>

- 3) U/A allowances exclude: Water, Sewer, Trash, Range/Microwave and Refrigerator. Additional fees may not be charged for these services.
  - Owners/Management Agents must utilize the provided allowance by selecting an appropriate schedule and chart based on the Owner provided A/C and unit type.

## **2018 Unit Status Report (USR) Updated:**

The USR changes will be effective immediately.

- 1) Utility Allowances selections have been updated to reflect the changes listed above.
- 2) All prior versions of the USR will no longer be accepted.

Link:<http://www.shra.org/wp-content/uploads/2018/06/Unit-Status-Report-Effective-7-1-2018.xlsx>



If you have any questions, please contact Adam Selvo at [aselvo@shra.org](mailto:aselvo@shra.org) or Mylinh Tran at [mtran@shra.org](mailto:mtran@shra.org).

