Multifamily Policy and Procedures Memorandum

MEMO #2019-1

June 14, 2019

To: Owners and Management Agents

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

Re: 2019 Rent and Income Limit Table
            Utility Allowance Calculation Tool
            Unit Status Report (USR)
            Fair Housing Information

SHRA Rent and Income Limit Table:

The attached Sacramento Housing and Redevelopment Agency (SHRA) Assisted Rental Housing <u>Income and Rent Limit Table</u> changes will be effective June 28, 2019.

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

    a. HOME Program Income Limits have increased approximately four percent (4.3%) or less

    b. High HOME Rents (HHR) Limits
        • Rents have increased four percent (4%) or less for all High HOME bedroom sizes.

    c. Low HOME Rents (LHR) Limits
        • Rents have increased four percent (4%) or less for all Low HOME bedroom sizes.

Link: https://www.shra.org/wp-content/uploads/2019/06/Income-and-Rent-Calculations-Table-2019.pdf

Utility Allowance Calculation Tool (UA):

The SHRA Utility Allowance Calculation Tool is effective June 28, 2019. This tool will replace the SHRA UA Schedule previously published.

The changes are as follows:

1) This UA applies to all regulated properties throughout Sacramento County and City except for those properties utilizing the HUSM or CUAC.

2) There are two (2) UA tools to choose from:

   SCHEDULE A - Apartment and Walk-Up (including Elevator)
   Link: https://www.shra.org/landlord-resources-shra-financed-developments/
And

   SCHEDULE B - Row House, Town House, Semi-Detached and Duplex
   Link: https://www.shra.org/landlord-resources-shra-financed-developments/

3) UA 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 allowances based on the criteria selected for the specific property and bedroom size.
   - A copy of the Schedule must be submitted along with the pre-inspection documentation.
   - The owner/ manager will now input the actual amount for each UA cell on the USR according to the UA tool.

2019 Unit Status Report (USR) Updated:

The USR changes will be effective immediately and iss located under the Multifamily Compliance Manual and Reporting Requirements tab under the link below.

1) Utility Allowances selections have been updated to reflect the changes listed above.

2) The "RED" Selection area on previous version of the USR have been updated to reflect the "Schedule" used only. In addition to selecting Schedule A or B, you will be required to manually input the UA cell amounts for the corresponding amount indicated on the UA Tool.

3) All previous versions of the USR will no longer be accepted after 6/28/2019.

   Link: https://www.shra.org/landlord-resources-shra-financed-developments/

2019 SHRA Fair Housing Workshop Information:

We have updated the SHRA.org website to include the presentations from the 2018 & 2019 Fair Housing Workshops.

     Link: https://www.shra.org/landlord-resources-shra-financed-developments/

If you have any questions, please contact Adam Selvo at aselvo@shra.org or Mylinh Tran at mtran@shra.org.