

CHANGING LIVES

Housing Choice Voucher Landlord Guide to Success

December 6, 2023

USING ZOOM WEBINAR

To submit questions, click on the Q & A icon on the control panel.

The Q & A window will appear, allowing you to ask questions to the host and panelists.

Questions answered during the Webinar will be posted.

All Attendees are muted during the presentation.







CHANGING LIVES

Determining Contract Rent

Algie Mosley – Landlord Liaison

How Do I Determine the Rent **Amount for** my Unit?

Payment Standards

Comparable Rent Amounts

WHAT ARE PAYMENT STANDARDS?

- The maximum monthly amount of assistance a family can receive as determined by the US Department of Housing and Urban Development(HUD).
- Includes both contract rent and utility allowance.



PAYMENT STANDARDS

Payment Standards Effective December 1, 2023

ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95608	\$1,584	\$1,705	\$2,123	\$2,959	\$3,399	\$3,908
95610	\$1,705	\$1,837	\$2,288	\$3,190	\$3,663	\$4,211
95615	\$1,067	\$1,155	\$1,430	\$1,991	\$2,288	\$2,631
95621	\$1,617	\$1,749	\$2,178	\$3,036	\$3,487	\$4,009
95624	\$1,958	\$2,112	\$2,629	\$3,663	\$4,213	\$4,844
95626	\$1,826	\$1,969	\$2,453	\$3,410	\$3,927	\$4,515
95628	\$1,738	\$1,870	\$2,332	\$3,245	\$3,740	\$4,301
95630	\$2,200	\$2,365	\$2,948	\$4,103	\$4,730	\$5,439
95632	\$1,551	\$1,672	\$2,079	\$2,893	\$3,333	\$3,832
95638	\$1,705	\$1,837	\$2,288	\$3,190	\$3,663	\$4,211
95641	\$1,089	\$1,177	\$1,463	\$2,035	\$2,343	\$2,693
95652	\$1,749	\$1,881	\$2,343	\$3,256	\$3,751	\$4,313
95660	\$1,529	\$1,650	\$2,057	\$2,860	\$3,300	\$3,795
95655	\$2,376	\$2,563	\$3,190	\$4,444	\$5,115	\$5,881
95662	\$1,870	\$2,024	\$2,519	\$3,509	\$4,037	\$4,642
95670	\$1,507	\$1,628	\$2,024	\$2,816	\$3,245	\$3,731
95673	\$1,661	\$1,793	\$2,233	\$3,113	\$3,575	\$4,110

Search the Payment Standard flyer for the zip code of the unit and the lower of the voucher size or the unit size to find the payment standard.

www.shra.org



PAYMENT STANDARDS



1.1.1.1.1.1

Payment Standards are <u>**not**</u> the maximum rent that can be charged by landlords.

The contract rent amount must be "reasonable" or comparable as determined by a rent study.



How is Comparable Rent Determined?

A rent comparability study is conducted at:

- Initial move-ins
- Rent Increase or Decrease Requests

The contract rent cannot be higher than comparable units in the area with similar amenities.

CAUTION: If a rent study shows comparable rents are **lower** than the current contract rent, we are <u>required</u> to lower the rent.

Please complete your own rent study prior to submitting rent increase



If the rent study shows comparable rent is LOWER than requested

The landlord can submit data for 3 comparable units.

Requirements for rent comparable data:

- 1. Completed *Rent Reasonableness Comparability Data Sheet* (Available upon request)
- 2. Comparable units must not be subsidized by any governmental agency or organization.
- 3. Comparable units must have the same number of bedrooms and located within the same area.
- 4. Only **<u>one</u>** comparable unit can be owned by the same owner
- 5. All submitted comparable unit data must be verifiable through a source other than the person representing the rental unit



For Example:

• The payment standard for a threebedroom apartment in the Zip Code 95820 is \$2,783.

- The landlord requests a rent of \$2,600.
- The utility allowance is \$120.
- SHRA runs a rent comparability study, and the highest comparable rent amount is \$2,475.
- SHRA will communicate with the Landlord the highest approvable rent is \$2,475.



How can I request a rent increase or decrease?

You *must* notify SHRA & Tenant *in writing*

- Less than 10% 60 Day Notice
- More than 10% 90 Day Notice
- Your request must be approved by SHRA as being "reasonable" following a rent study
- All rent increases are effective the 1st of the month

Requirements on Rent Increase Notice:

- Date issued
- Tenant's Name and Address
- New Rent Amount
- Effective Date

Request will be denied if:

- Current "failed" Inspection status
- First year of lease
- The second rent increase within a 12month period
- Incorrect notice (less than 60/90 days)

How do I Submit a Rent Increase?

Send a copy of the written notice to SHRA

- Landlord Portal fastest and easiest option
- By Fax
- By Mail
- By Drop Box

How do I attract voucher holders?

https://www.affordablehousing.com/sacramento-ca/



We have helped millions of families find an affordable place to call home. Find and apply to rentals easily for free. Trusted by over 700 government agencies since 2005.

Get to know AffordableHousing.com



Virtual Landlord Office Hours

- Tuesday Landlord Drop-in Hours 8:30am to 11:30am
- Thursday Landlord Drop-in Hours 1:00pm to 3:00pm

Zoom links available on the website <u>www.shra.org</u>



Landlord Liaisons





Algie Mosley

(916) 440-8552

landlordoutreach@shra.org





CHANGING LIVES

Request For Tenancy Approval

April Overlie - Landlord Liaison

Once you have decided to rent to a family with a voucher you:

Submit a Request For Tenancy Approval (RFTA)

The RFTA packet is the formal documentation that is completed to begin the lease-up process with the HCV Program.

- Create and submit an electronic RFTA or
- Complete a yellow paper RFTA packet.

Benefits of eRFTA

- Everything is legible
- You cannot submit an incomplete RFTA
 - Requires signatures
 - All boxes need to be checked
- The documents are sent to the tenant for signature
 - You don't have to connect with the tenant to collect signatures
- Submitted immediately and assigned to staff to review
 - You don't have to put the documents in the mail and wait
 - There is no question that the documents were received

https://rfta.shra.org/





What you need to fill out RFTA

- Double check that you have the tenant's correct email.
- Contact and tax ID information for owner, agent, and payee.
- Check that Tax ID numbers, or Social Security number provided on the W-9 match IRS and Social Security records.

What you need to fill out RFTA (continued)

Proof of Ownership	Recorded Grant Deed or Copy of a Certified Settlement Statement or Letter from the Title Company with date record, new owner name and property address
If there is Authorized Agent, include one of the following:	Copy of Property Management Agreement signed by owner or Letter signed by Owner Owner Certification of Authorized Agent Form Copy of the Recorded Court Order

SHRA Landlord RFTA Portal

Landlord Lo

Request for Tenancy Approval (RFTA)

Are you a new landlord with SHRA or an existing landlord looking to quickly get your RFTA completed? Start the RFTA process online by clicking the link below.



Learn More

▶ RFTA Portal Video Guide



Additional Information



Are you an exisiting HCV Landlord?

Click here to visit the Landlord Portal where you can sign up for direct deposit and more!



Are you a new HCV Landlord?

Click here to learn more about becoming a Housing Provider with SHRA.



Are you a Resident looking to complete a



List your rental properties.

LOGIN

Register

Create a new SHRA RFTA Portal account.

Email
Password
Confirm password
REGISTER

Already have an account? Log in here

Registration Information

Landlord Portal Accounts

Please note: Landlords who have a Landlord Portal account still need to register an account on rfta.shra.org

Email

Please enter your email address that will be used to log in and receive information from SHRA.

Password

Please enter a password. Your password must meet the following requirements:

- Minimum length must be at least 8 characters
- There must be at least 1 lowercase character
- · There must be at least 1 UPPERCASE character
- There must be at least 1 non Alphanumeric character (@, \$, !, etc.)



Landlord Log in Log in to SHRA RFTA Portal

F	m	а	i	
-		u		

aoverlie@shra.org

Password

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Remember me?



Forgot your password?

Register as a landlord

Resend email confirmation

LOGIN

SHRA Landlord RFTA Portal

Landlord Lo

Request for Tenancy Approval (RFTA)

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Are you a Resident looking to complete a



List your rental properties.

← C බ ☉ https://rfta.shra.org/Dashboard

Landlord RFTA Portal

🔒 Home

Dashboard

Create New RFTA

Oview My RFTAs

Learn More



Request for Tenancy Approval (RFTA)

You can now complete the entire RFTA process online. Simply, click the link below to get started.

Start New RFTA

Tenant Code

RFTA Information





17%	Complete		
RFTA Info 🥝	Owner Info S Agent Info		
Owner In	formation		
board			
Owner Nam	e 🚺		
eate New RFTA April Overlie	9		
(Name as liste	d on recorded Grant Deed)		
ew My RFTAs Owner Type	6		
Individual		~	
earn More Owner Addr	ess		
630 I Street	t		
(No P.O. Box o	or Work Address)		
City		State	Zip Code
Sacramente	2	CA	95814
Phone Num	ber	Phone Type	
916214566	9	Mobile Phone	~
Email Addre	ISS		
landlordout	reach@shra.org		
Federal Tax	ID (SSN or EIN) (no dashes)		
55555555			
Indiordoutreach@shra.org! (Tax ID # or SS) and is required	3N must match the SS or IRS record exact by Federal Tax Law.)	tly	

Landlord RFTA Portal

🔒 Home

Dashboard

Create New RFTA

• View My RFTAs

Learn More

Hello, landlordoutreach@shra.org!

Log ou

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Request IUI	renancy F	vppioval	

Agent Information				
Authorized Agent/Company				
SHRA Property Management				
Agent Type				
Corporation	~			
Agent Address				
801 12th Street				
City	State	Zip Code		
City Sacramento	CA	Zip Code 95814		
City Sacramento	CA	Zip Code 95814		
City Sacramento	CA Phone Type	Zip Code 95814		
City Sacramento Phone Number 9164496330	State CA Phone Type Work Phone	Zip Code 95814		
City Sacramento Phone Number 9164496330 Email Address	State CA Phone Type Work Phone	Zip Code 95814		
City Sacramento Phone Number 9164496330 Email Address aoverlie@shra.org	State CA Phone Type Work Phone	Zip Code 95814		
801 12th Street City Sacramento Phone Number 9164496330 Email Address aoverlie@shra.org	State CA Phone Type Work Phone	Zip Code 95814	 ✓ 	
801 12th Street City Sacramento Phone Number 9164496330 Email Address aoverlie@shra.org	State CA Phone Type Work Phone	Zip Code 95814	 ↓ ↓	
City Sacramento Phone Number 9164496330 Email Address aoverlie@shra.org	State CA Phone Type Work Phone	Zip Code 95814	 ✓ 	

Landlord RFTA Portal

🔒 Home

Dashboard

Create New RFTA

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Learn More

Hello, landlordoutreach@shra.org!

Log out

RFTA Info Owner Info Agent Info Payee Info Payee Information Same As Owner (Check if Payee Information is the same as Owner Information) Same As Agent (Check if Payee Information is the same as Owner Information)

Make check Payable to 🏾 🪺

April Overlie		
Рауее Туре		
Owner		

Payee Address

Tayte Address		
630 I Street		
City	State	Zip Code
Sacramento	CA	95814
Phone Number	Phone Type	
9162145669	Mobile Phone	~
Email Address		
landlordoutreach@shra.org		
Federal Tax ID (SSN or EIN) (no dashes)		
55555555		
(Tax ID # or SSN must match the SS or IRS record exactly and is required by Federal Tax Law.)		

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SAVE & CONTINUE

SAVE & CONTINUE ...

Landlord RFTA Portal	Request for Tenancy Approv	al (RFTA)						
🕈 Home	RFTA Info Owner Info Agent Info S	Payee Info O Property	y Info					
Dashboard	Rental Property Information							
Create New RFTA	Rental Property Address (include Unit Number	r, if any)			RFTA Form Help			
♥ View My RFTAs	City Sacramento		State CA	ZipCode 95814	Dwelling Type Examples of Dwelling Types			
Learn More	DwellingType				 Single Family Detached - one family under one roof Duplex / Semi-Detached - 2 units in 1 building with at least one unit being on one floor Town House - 2 or more attached units each having 2 or more floors 			
	Garden / Walkup Apartment / Multi Family / L Unit Condition Good	ow Rise ~] ר		 Row House - dwelling units in a line of dwelling units attached at the side or rear by common walls Manufactured / Mobile Home - house manufactured in a factory Garden / Walkup Apartment / Multifamily / Low Rise - 2 to 4 stories and unit is on one floor High Rise - 5 or more stories and unit is on one floor 			
	If this unit is Subsidized? Indicate the type Not Subsidized / I Don't Know	of subsidy	~		Unit Condition Descriptions of Unit Condition (HQS - Housing Quality Standards)			
	Total Number of Bedrooms in the house/un	it	Total Number of Bathroon	ns in the house/unit	Excellent - exceeds HQS (usually new construction) Good - meets HQS with upgrades. For example - moder Fair - meets HQS or minimum repairs needed to meet HQ Poor - many repairs needed to meet HQS	n kitchen, and/or bath containing new cabniets, granite countertops, and fixtures ${\bf QS}$		
	Number of SquareFeet 948	Year Built 1978	Cel	nsus Tract (optional) ensusTract	optional) What is HQS? - Housing Quality Standards (HQS) are national minimum standards established by HUD to ensure that subsidized units are safe, decent a sanitary. The unit must pass the HQS inspection before your rent subsidy can begin			
	Is this a Shared Housing Tenancy? (Others a Yes No	re also renting a part of the	unit)		HOS Checklist Services Examples of Housing Services Package receiving for tenants	Maintenance <u>Examples of Maintenance</u> • On-site Maintenance: The maintenance is located on the		
ello, landlordoutreach@shra.org!	Services Landlord Provides Services Maintenance Owner Provides ON SITE Maintenance	~]		 Free basic cable or Wi-Fi Lawn upkeep for single family unit Elderly transportation Child Day Care Center 	property with the unit. • Off-site Maintenance: The maintenance is located off the property. • Poor Maintenance: Many repairs are needed to pass Housing Quality Standards Inspection.		

Q Q ☆ ℝ Ω I ■ A :

<u>Hello,</u>

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← → C ^c rfta.shra.org/RFTAForm/TWdBQUFEY0FBQUF6QUFBQU5RQUFBQT09

Landlord RFTA Portal	Request for Tenancy	/ Approval (R	RFTA)		
n Home	RFTA Info 🥝 🛛 Owner Info 🤗 🗛	429 gent Info 📀 Payee In	6 Complete	Property Amenities	
Dashboard	Amenity Information				
Create New RFTA	Landlord Provided Amenities(Check each one provid	led by the Landlord)	ness Center	
O View My RFTAs	 Cable/Internet Ready Ceiling Fans Ceramic Tiles Floors 		 Carpeting Central A/C Clubhouse 	Unit	
Learn More	 Covered and/or Off-street Dishwasher 	Parking	 Deck/Balcon Elevator 	y/Patio/Porch	nenity information is used
	 Energy Efficient Cert Unit Garage Handicap Accessible Laundry Facilities Playground/Courts Range 		 Fenced Garbage Dis Hardwood Fl Modern Appl Pool/Spa Refrigerator 	ioors re liances SU	when conducting rent easonable analysis. Make are to check all applicable amenities.
	 Security System Washer/Dryer Hookups Working Fireplace 		 Storage Window/Wal Yard Sprinkle 	I A/C Unit er System	

SAVE & CONTINUE ...

←



Lead Based Paint (Check one of the following)

Lead-based paint disclosure requirements do not apply because this property was built on or after January 1, 1978.

Landlord RFTA Portal	RFTA Info 🥝	Owner Info 🥝	Agent Info 🥝	Payee Info 🥝	Property Info 🥝	Property Amenities 🤡	Utilities/Appliances 🥝	Certifications 🥹	Inspection Readiness	
n Home	Please Note detailed list	e: Although not a (not all-inclusive)	Il-inclusive, this for your review	tion list represents the or you may log	he most common f onto www.shra.org	ail items for initial inspec , Housing Choice Vouc ficiancies will be correct	ctions. The tenant was o her for a copy. By signin ted before the inspectio	given a more ng below, the		
Dashboard	is/will be rea	ady for inspection and the inspection	by the (Move-Ir will be resched	n Ready) date. U uled.	Jpon arrival at the	unit, the Inspector may (determine that the unit i	s not ready for		
Create New RFTA	Unit is vac	ant and all of ov es	vner's or previo	ous tenant's pr	operty has been r	removed.				
 View My RFTAs Learn More 	Access to Ye N	all areas of the r es o	unit including t	he water heate	r will be provided	L				
	 Ye N Electricity, Ye N The unit co Ye N The unit co Ye N All owner-j Ye N 	es Gas & Water an es o ontains at least o es o provided appliar es	e turned on. (M one working sn nces are install	lust be on at tir noke detector o ed, in good cor	ne of inspection of inspection of inspection of inspection of a section of the se	even if tenant is respon luding basement. vorking order and have	nsible for payment.) e no missing parts.	C (Cho yo hal	Check the I Quality Sta ecklist to r our unit m bitability s	Housing Indards nake sure eets our tandards.
	Carbon Mo O Ye O N All electric O Ye O N	onoxide (CO) det es o al outlets and so es o	tectors are outs witches are in v	side each sleep working order a	oing room, and at and have cover pl	least one on every lev lates.	vel of the unit.			
Hello, landlordoutreach@shra.org!	All expose Ye N All double- Ye N	d wires have be es o -keyed deadbolt es o	en removed an locks have bee	d/or fixed. en removed fro	m the doors.					

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		Agent Into 🔮	Payee Into 🥥	Property Info	Property Amenities 🤡	Otilities/Appliances	Certifications	Inspection Readiness 🔮	W9 🔮	Upload Documents	Review & Sign	
opioud E	Jooumento								-	D		
Owner Do	ocuments								Owr	ner Documents Upl	oaded	
Please upload	d ONE of the fol	liowing :-							Doc	cument		
 1. Copy c 2. Copy c 	of your Recorded of a Certified Set	d Grant Deed. If ttlement Statem	not yet available ient	e, you may submit	ollowing alternative do	cuments :-			Rec Grai	corded Grant Deed nt Deed.pdf	VIEW	FILE DELETE FILE
• 3. Letter	from the Title C	ompany with da	te recorded, nev	v owner name & pi	operty address				File	Size = 179 KB	ном	TO REDUCE THE FILE SIZE
Please Note :	- If you submitte	ed an alternative	e document, a re	corded Grant Deed	must follow within 30	days)
Document			Uploa	ad (File size shoul	l be less than 1000 KB	to avoid processing and	upload issues)					
Select	Document		~ Cho	ose File No file ch	osen							
Agent Do	ocuments								Age	nt Documents Uplo	oaded	
Please upload	d ONE of the fol	llowing :-							Doc	cument		
• 1. Copy o	of Property Man	lagement Agreel	ment signed by o	owner					Pro	perty Management Agree	eement	VIEW FILE DELETE FILE
 2. Letter 3. Owner 	signed by Owne Certification of	er f Authorized Aae	ent Form						File	eizo = 102 VD	ien.pui	
• 4. Copy o	of the Recorded	Court Order.							1110	- 512E - 162 ND		HOW TO REDUCE THE FILE
Document				Upload (File	size should be less th	an 1000 KB to avoid pro	cessing and upload	t issues)				

Hello, landlordoutreach@shra.org!

TO SIGN RFTA FORM

Landlord RFTA Portal		Owner Documents Uploaded	
	$= \text{AlwphCMK2W5kc3Ry2WFtCmVu2G9iagolaVRieHQtQ29y2503LjluNApz} 1 / 12 - 80\% + \Box \diamond \rangle \qquad \qquad$	Document	
T Home		Recorded Grant Deed View	File
Dashboard		Agent Documents Uploaded	
Create New RFTA	INSTRUCTIONS FOR COMPLETING "RFTA OWNER VERIFICATION FORM"	Document	
View My RFTAs	2 OWNERS: Please provide a copy of your RECORDED GRANT DEED. If not yet available, you may submit a copy of a CERTIFIED SETTLEMENT STATEMENT or a LETTER from the JULE Co. with date recorded new every personal address (recorded Grant	Property Management Agreement Property management Agreement.pdf	View File
Learn More	Image: International Column and Peccinded, New Switer Hame & propenty didness (recorded Gram Deed must follow in 30 days). Image: International Column and Peccinded, New Switer Hame & propenty didness (recorded Gram Deed must follow in 30 days). Image: International Column and Peccinded, New Switer Hame & propenty didness (recorded Gram Deed must follow in 30 days). Image: International Column and Peccinded, New Switer Hame & propenty didness (recorded Gram Deed must follow in 30 days). Image: International Column and Peccinded, New Switer Hame & propenty didness (recorded Gram Deed must follow in 30 days). Image: International Column and Peccinded Column and Peccinded Gram Deed must follow in 30 days). Image: International Column and Peccinded Column		
	1. Copy of Property Management Agreement signed by owner 2. Letter signed by owner and agent 3. Owner Certification of Authorized Agent form 4. Copy of the recorded court order.		
	Section A. The name you provide for the property owner must match the name recorded on the grant deed. A TAX ID# (SSN or EIN) is also REQUIRED and it's important that the name you provide for this number matches Social Security or IRS records.		
	Section B. A TAX ID # (SSN or EIN) is REQUIRED for the payee and it's important that the name you provide for this number matches Social Security or IRS records.		
	4 Section C. The Authorized Agent is anyone the property owner or court system has authorized to act or sign contracts on the owner's behalf (such as property manager or management company, co-owner, executor, receiver, spouse, etc.). NOTE: Leave this section blank if there is no authorized agent.		
	Section D. Choose where you want notices sent. NOTE: CHECK ONLY ONE BOX.		
	Electronic Signature		
		Make Changes To	RFTA

RFTA Disclaimer

I certify, under penalty of perjury, that information provided on this form is true and that I am either the LEGAL OWNER of the above property or I am LEGALLY AUTHORIZED to act on behalf of the owner for the above property. If at any time a question arises as to the validity of this information, or if there is a dispute among interested parties, I understand that a hold will be placed on future payments until proper, legal documentation is provided and/or the signatures of all parties claiming legal interest is provided.

Please note: If the tenant moves into your rental unit before the inspection passes, the date of move in or the lease end date of the previous lease, SHRA will not be responsible for rental subsidy for that time period.

Name of Signee April Overlie		Signee Address 630 Street Sacramento CA 95814		Signee Phone Number (10 digits / No dashes) 916-449-6330	CLICK
April Overlie	JI		J	310 443 0330	

Log ou

Hello, landlordoutreach@shra.org!

Tenant Signs RFTA

- Double check that you correctly entered the tenant's current email.
- Once tenant signs, RFTA will be automatically uploaded into SHRA's system and ready for processing.
- Tenant will only see information about unit being offered. Housing Provider's personal information will not be seen by tenant.

Almost there! You have successfully signed the RFTA. To complete the process, we need to to get the tenant's signature.

Please fill out the information below to send the RFTA to the tenant for signature.

Your tenant will only receive pages 5 and 6 of the RFTA. They WILL NOT receive any of your personal information.

Email Address of Tenant amosley@shra.org Phone Number of Tenant (10 digits / No ... 55555555555

SEND RFTA TO TENANT FOR SIGNATURE



Request For Tenancy Approval Tracking

- You will now be able to see the status of your RFTA once signed and submitted through the RFTA Portal Dashboard.
- As it moves through the approval process, you will be able to see where it is under SHRA RFTA status

I	Dashbo	ard					
	🖍 Start	New RFTA Se	arch				
	RFTA ID	TENANT CODE	TENANT NAME	PROPERTY ADDRESS	APPLICATION STATUS	SHRA RFTA STATUS	
	2735	T0033003	Test Test	630 I Street Unit 2, Sacramento, CA 95814	Awaiting Tenant Signature		View / Edit



and the second

SHRA Landlord RFTA Portal

Register As Landlord Landlord

Request for Tenancy Approval (RFTA)

Are you a new landlord with SHRA or an existing landlord looking to quickly get your RFTA completed? Start the RFTA process online by clicking the link below.





Additional Information

Click here to watch tutorial video guide or to learn more info on process. i

Are you an exisiting HCV Landlord?

Click here to visit the Landlord Portal where you can sign up for direct deposit and more!

List your rental properties.



Are you a new HCV Landlord?

Click here to learn more about becoming a Housing Provider with SHRA.



Are you a Resident looking to complete a





CHANGING LIVES

Landlord Portal

llya Prozorov – Owner Services Supervisor

CHANGING LIVES	Pay Your Rent	ENHANCED BY Google	Contact Us	Translate G Select Language V
Find Housing	Landlord Resources	Developer Resources	Community Resources	Transparency
Landlord Portal		Resources for Housing Choice Voucher (HCV) Program Landlords	Resources for SHRA Regulate	Landlords Managing ed Properties
Sacramento Emerg Assistance (SERA) P	ency Rental Program	Lead Hazard Reduction Grant Program	Online Reques Approval (RFT	st for Tenancy A)

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SHRA's new online HCV Resident Portal lets voucher participants complete annual recertifications, update contact information, request to move, and more.

Learn More

Landlord Portal

- To access landlord portal, you will SignUp need the following:
- **M**SHRA Sign up for Landlord Portal User Name (SHRA Vendor Code) • <u>User Name (SHRA Vendor Code</u>) Email Confirm Email Address • <u>Email</u> (must match the one on file) Tax ID

Home

Contact Info

Sign Up

• <u>Tax ID</u> (must match the one on file)

https://portal.shra.org/landlord2

Housing & Redevelopment Agency



Landlord Portal gives you access to:

- Current Housing Assistance Payments (HAP) received for a tenant
- Payment ledger for all the payments received for all tenants
- Detailed information regarding current SHRA Tenants
- Current inspection and abatement information

https://portal.shra.org/landlord2

www.SHRA.org >>> Landlord Resources >>>> Landlord Portal





What can I do in the Landlord Portal?

- Submit Rent Changes
- Set up or change your direct deposit
- Obtain 1099-MISC tax document (current and past years)
- Update your contact information
- Submit a help ticket
- Much more coming!



View 1099s



Zip Code	Contract Rent	
95838	1200.0000	Rent Change
95832	1200.0000	Rent Change
95832	1200.0000	Rent Change



I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info	•	v0009428	Log of
Dashbo	ard											
1	\$1,1	144	血	\$27,	990			4	Ο			2
Dece	mber 2023	Payments		2023 YTD F	Payments		Numbe	er of Tenants			Abatem	ents
View Detailed L	edger	Ð	View Summa	ary Ledger	Ð	View Ter	hant	Ð	View Abat	tements		Ð

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

Address Information Street 630 | Street City Sacramento State CA

Zip Code 95814

Edit Address Info

Direct Deposit Information

Payee Tax ID******0759Payee Tax NameSACRAMENTO HOUSING & REDEVELOPMENTRouting Number121000358Account Number*******3601

Contact Information

Email Addressnoreply@shra.orgHome Number916-440-1390Office Number916-449-1285

Change Contact Info

1099 Tax Information

 Tax Year
 2022

 Tax ID
 ******0759

 Tax Name
 SACRAMENTO HOUSING & REDEVELOPMENT AGENC

HAP Amount \$123,860.00

Messages from SHRA

Wednesday, Nov 15, 2023

 Landlord Portal - Help Desk Ticket Created : Nov 15 2023 1:36PM

Friday, Jun 09, 2023

 Landlord Portal - Contact Update : Jun 9 2023 1:43PM

Friday, Jun 09, 2023

 Landlord Portal - Contact Update : Jun 9 2023 1:43PM

Thursday, Sep 29, 2022

 Landlord Portal - Contact Update : Sep 29 2022 10:38AM

Thursday, Sep 29, 2022

 Landlord Portal - Address Update : Sep 29 2022 10:36AM

Help Desk Tickets

Wednesday, Nov 15, 2023
 Rent Change

Change Direct Deposit

View 1099s



Abatements

Home

Abatements for v0009428

Filter

Tenant Code	Tenant Name	Unit Address	DateFrom	DateTo	AbatementEnd Date	Description	AbatementType
	ROBERT	1298 Sacramento Street,	12/01/2023		12/03/2023 12:00:00	Failed inspection 2x, owner failed	Abatement - HQS
t0987456	JONES	Galt, CA 95691	12:00:00 AM		AM	items (s) reminaing	Fail
	JANE	985 Gold Rush Drive, Folsom,	11/01/2023			Owner responsible fail item(s)	Abatement - HQS
t0899782	COOPER	CA 95630	12:00:00 AM			remaining	Fail
10899782	COOPER	CA 95030	12:00:00 AM			remaining	Fall

Note:

For abatements:

- 1. Contract will be terminated on the first day of the month after the 30th day of abatement, unless all items are fixed and a reinspection is requested prior to the 30th day of abatement
- 2. To schedule a reinspection on an abated unit, please email the request to hcvabatements@shra.org
- 3. Reinspection will not be scheduled if the request comes in after the 30th day of abatement
- 4. Housing Assistance Payments (HAP) are stopped during the abatement period and are not refundable. Payments will be restarted from the inspection pass date. No
 recoupment can be issued for the abated time

I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		9428	Log of
Dashbo	ard											
0	\$1,1	44	血	\$27,	990	-2		4	0		2	2
Dece	mber 2023	Payments		2023 YTD F	ayments		Numbe	er of Tenants		Ab	atemen	nts
View Detailed L	edger	Ð	View Summa	ry Ledger	Ð	View Ter	nant	Ð	View Abater	ments		Ð

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

Address Information

Street630 | StreetCitySacramentoStateCAZip Code95814

Edit Address Info

Direct Deposit Information

Payee Tax ID******0759Payee Tax NameSACRAMENTO HOUSING & REDEVELOPMENTRouting Number121000358Account Number*******3601

Contact Information

Email Address noreply@shra.org Home Number Office Number 916-440-1390 Fax Number 916-449-1285

Change Contact Info

1099 Tax Information

 Tax Year
 2022

 Tax ID
 ******0759

 Tax Name
 SACRAMENTO HOUSING & REDEVELOPMENT AGENC

HAP Amount \$123,860.00

Messages from SHRA

Wednesday, Nov 15, 2023

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Thursday, Sep 29, 2022

 Landlord Portal - Address Update : Sep 29 2022 10:36AM

Help Desk Tickets

Wednesday, Nov 15, 2023
 Rent Change

Change Direct Deposit

View 1099s

Detail Ledger

Report Period: 12/01/2023 - 12/31/2023

Filter

TenantCode	CheckNumber	CheckDate	Notes	CheckAmount
t0987456	ACH-1589423	12/01/2023	:HAP 12/23 Smith, Donna 600 I Street, #12, Sacramento, CA 95814	\$890.00
t0821485	ACH-1589423	12/01/2023	:HAP 12/23 Brown, Bobby 600 I Street, #52, Sacramento, CA 95814	\$1,015.00
t0741369	ACH-1589423	12/01/2023	:HAP 12/23 Taylor, Sarah 600 I Street, #45, Sacramento, CA 95814	\$782.00
t0865841	ACH-1589423	12/01/2023	:HAP 12/23 Davis, John 600 I Street, #23, Sacramento, CA 95814	\$1,257.00
t0969528	ACH-1589423	12/01/2023	:HAP 12/23 Morales, Jane 155 American Way, Mather, CA 95632	\$723.00
t0969528	ACH-1589423	12/01/2023	:HAP 11/23 Morales, Jane 155 American Way, Mather, CA 95632	\$723.00
t0969528	ACH-1589423	12/01/2023	:HAP 10/23 Morales, Jane 155 American Way, Mather, CA 95632	\$723.00
t0987456	ACH-1589423	12/01/2023	:Abate HAP 12/23 Jones, Robert 1298 Sacramento Street, Galt, CA 95691	(\$990.00)
t0987456	ACH-1589423	12/01/2023	:Abate HAP 12/23 Jones, Robert 1298 Sacramento Street, Galt, CA 95691	\$990.00
t0987456	ACH-1589423	12/01/2023	:Abate HAP 12/23 Jones, Robert 1298 Sacramento Street, Galt, CA 95691	(\$990.00)
t0987456	ACH-1589423	12/01/2023	:Abate HAP 12/23 Jones, Robert 1298 Sacramento Street, Galt, CA 95691	\$745.00
t0969528	ADJUSTMENT-28000	12/06/2023	:HAP 12/23 Morales, Jane 155 American Way, Mather, CA 95632	(\$187.00)
t0969528	ADJUSTMENT-28000	12/06/2023	:HAP 12/23 Morales, Jane 155 American Way, Mather, CA 95632	(\$723.00)
t0969528	ADJUSTMENT-28000	12/06/2023	:HAP 12/23 Morales, Jane 155 American Way, Mather, CA 95632	\$187.00

I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		9428	Log of
Dashbo	ard											
0	\$1,1	44	血	\$27,	990	-2		4	0		2	2
Dece	mber 2023	Payments		2023 YTD F	ayments		Numbe	er of Tenants		Ab	atemen	nts
View Detailed L	edger	Ð	View Summa	ry Ledger	Ð	View Ter	nant	Ð	View Abater	ments		Ð

Messages from SHRA

Wednesday, Nov 15, 2023

Jun 9 2023 1:43PM

Friday, Jun 09, 2023

Landlord Portal - Help Desk Ticket

Landlord Portal - Contact Update :

Created : Nov 15 2023 1:36PM

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

Friday, Jun 09, 2023 Address Information Contact Information Landlord Portal - Contact Update : Jun 9 2023 1:43PM Street 630 | Street Email Address noreply@shra.org Thursday, Sep 29, 2022 Landlord Portal - Contact Update : **City** Sacramento Home Number Sep 29 2022 10:38AM **Office Number** 916-440-1390 State CA Thursday, Sep 29, 2022 **Fax Number** 916-449-1285 **Zip Code** 95814 Landlord Portal - Address Update : Sep 29 2022 10:36AM Edit Address Info Change Contact Info Help Desk Tickets **Direct Deposit Information** 1099 Tax Information Wednesday, Nov 15, 2023 Rent Change Payee Tax ID ******0759 Tax Year 2022 Payee Tax Name SACRAMENTO HOUSING & REDEVELOPMENT Tax ID ******0759 Routing Number 121000358 Tax Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC Account Number *******3601 HAP Amount \$123,860.00 Change Direct Deposit View 1099s



TERSHERA Home Dashboard Direct Deposit Tenants Rent Change Ledger Inspections Help Desk Contact info 2 v0009428 LOG C

Summary Ledger

Report Period: Year-to-Date

Filter

CheckNumber	CheckDate	CheckAmount	TransactionCount	
ACH-3467992	Friday, December 1, 2023	\$1,144.00	3	View Details
ACH-3464278	Wednesday, November 1, 2023	\$2,070.00	3	View Details
ACH-3462760	Wednesday, October 25, 2023	\$700.00	4	View Details
ADJUSTMENT-28000	Wednesday, October 18, 2023	\$0.00	4	View Details
ADJUSTMENT-27952	Wednesday, October 4, 2023	\$0.00	4	View Details



M ISHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		. v0009428	Log of
Detail Le	edger	-										
Check Number	r: 3464278											
Filter												
TenantCode	CheckN	umber	CheckDate	Notes							CheckAm	ount
t0987456	ACH-34	64278	11/01/2023	:HAP 11/2	23 Smith, Do	onna 600	Street, #1	2, Sacram	ento, CA 95814		\$805	5.00
t0821485	ACH-34	64278	11/01/2023	:HAP 11/2	23 Brown, B	obby 600	0 Street, #	52, Sacram	ento, CA 95814		\$1,144	1.00
t0741369	ACH-34	64278	11/01/2023	:HAP 11/2	23 Taylor, Sa	rah 600	I Street, #4	5, Sacrame	ento, CA 95814		\$121	00.1
									Тс	otal	\$2,070	0.00

Note:

• A negative check amount, shown in (parentheses), represents an adjustment for the monthly period and tenant indicated in the Notes column.

I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		9428	Log of
Dashbo	ard											
0	\$1,1	44	血	\$27,	990	-2		4	0		2	2
Dece	mber 2023	Payments		2023 YTD F	ayments		Numbe	er of Tenants		Ab	atemen	nts
View Detailed L	edger	Ð	View Summa	ry Ledger	Ð	View Ter	nant	Ð	View Abater	ments		Ð

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

Address Information

Street630 | StreetCitySacramentoStateCAZip Code95814

Edit Address Info

Direct Deposit Information

Payee Tax ID******0759Payee Tax NameSACRAMENTO HOUSING & REDEVELOPMENTRouting Number121000358Account Number*******3601

Contact Information

Email Addressnoreply@shra.orgHome Number916-440-1390Office Number916-449-1285

Change Contact Info

1099 Tax Information

 Tax Year
 2022

 Tax ID
 ******0759

 Tax Name
 SACRAMENTO HOUSING & REDEVELOPMENT AGENC

HAP Amount \$123,860.00

Messages from SHRA

Wednesday, Nov 15, 2023

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Friday, Jun 09, 2023

 Landlord Portal - Contact Update : Jun 9 2023 1:43PM

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Thursday, Sep 29, 2022

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Thursday, Sep 29, 2022

 Landlord Portal - Address Update : Sep 29 2022 10:36AM

Help Desk Tickets

Wednesday, Nov 15, 2023
 Rent Change

Change Direct Deposit

View 1099s

Tenants List

All Current Tenants

Filter

Tenant Code	First Name	Last Name	Address	City	State	Zip Code	Contract Rent	Your Role	
t0987456	DONNA	SMITH	600 I STREET, #12	SACRAMENTO	CA	95814	\$1,200.00	{Owner}{Payee}{Noticee}	Action -
t0821485	BOBBY	BROWN	600 I STREET, #52	SACRAMENTO	CA	95814	\$1,200.00	{Owner}{Payee}{Noticee}	View Ledger
t0741369	SARAH	TAYLOR	600 I STREET, #45	SACRAMENTO	CA	95814	\$1,200.00	{Owner}{Payee}{Noticee}	
t0865841	JOHN	DAVIS	600 I STREET, #23	SACRAMENTO	CA	95814	\$1,200.00	{Owner}{Payee}{Noticee}	Rent Change

Note:

- Owner: An owner is the legal owner listed on the grant deed.
- Payee: A payee is the party identified by the owner to receive all housing assistant payments (HAP).
- Noticee: A notice is the party identified by the legal owner to receive all notices.

I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		9428	Log of
Dashbo	ard											
0	\$1,1	44	血	\$27,	990	-2		4	0		2	2
Dece	mber 2023	Payments		2023 YTD F	ayments		Numbe	er of Tenants		Ab	atemen	nts
View Detailed L	edger	Ð	View Summa	ry Ledger	Ð	View Ter	nant	Ð	View Abater	ments		Ð

Messages from SHRA

Wednesday, Nov 15, 2023

Jun 9 2023 1:43PM

Friday, Jun 09, 2023

Landlord Portal - Help Desk Ticket

Landlord Portal - Contact Update :

Created : Nov 15 2023 1:36PM

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

Friday, Jun 09, 2023 Address Information Contact Information Landlord Portal - Contact Update : Jun 9 2023 1:43PM Street 630 | Street Thursday, Sep 29, 2022 Email Address noreply@shra.org Landlord Portal - Contact Update : Home Number **City** Sacramento Sep 29 2022 10:38AM **Office Number** 916-440-1390 State CA Thursday, Sep 29, 2022 Zip Code 95814 **Fax Number** 916-449-1285 Landlord Portal - Address Update : Sep 29 2022 10:36AM Edit Address Info Change Contact Info Help Desk Tickets **Direct Deposit Information** 1099 Tax Information Wednesday, Nov 15, 2023 Rent Change Payee Tax ID ******0759 Tax Year 2022 Payee Tax Name SACRAMENTO HOUSING & REDEVELOPMENT Tax ID ******0759 Routing Number 121000358 Tax Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC Account Number *******3601 HAP Amount \$123,860.00 Change Direct Deposit View 1099s



Help Desk Contact Info

9 v0009428

Log o

What Are the Requirements for Increasing Rent?

You must not be in the initial or one-year lease term. You may request a rental increase prior to the end of the lease term as long as the effective date is after the initial or one year lease term expiration date.

You must notify the Housing Authority of any changes in the amount of the rent to owner at least 60 days before any such changes may go into effect, and with the Housing Authority's approval.

Your request must include a RFTA supplemental form, which lists the unit amenities.

Your request must be approved by the Housing Authority as being Rent Reasonable.

What Is Rent Reasonable?

The Housing Authority must determine whether the rent to owner is reasonable in comparison to rents for other comparable unassisted units. To make this determination, the following items are considered:

- The location, quality, size, unit type, and age of the rental property
- Any amenities, housing services, maintenance, and utilities provided and paid by the owner
- · Other comparable rental properties' verifiable contract rent, and market conditions

How Do I Submit My Request?

- Serve your tenant with a 60-day or 90-day notice of rental increase
- NOTE: If the requested rent, is an increase greater than 10%, you must serve the tenant a 90-day notice. If the requested rent, is an increase less than 10%, you must serve the tenant a 60-day notice.
- Click the button below to proceed to the Rent Change Form, then:
 - Upload a copy of the 60-day or 90-day notice
 - Upload a copy of the Tenancy Approval (RFTA) Supplemental Form List of Unit Amenities
 - Upload a copy of the Rent Roll if you are a multi-family owner

After we have processed your request, both the owner and tenant will be mailed a notice of approval or denial. If approved, a Subsidy Adjustment Notice will be mailed. 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.

Ê	SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info	. v	0009428	Log
Re	ent Ch	ang	е										
	Tenant Inf	ormatio	n				Curren	it Rental Infor	mation				
	Tenan Tenant A	t Code Name ddress	t0987456 DONNA SMITH 600 I Street, #12				Cu	rrent Rent \$	1,200.00				

New Rent			
	Rent Amount		
	Effective Date	mm/dd/yyyy	

Upload Documents		
NOTE:- For multi-family owners, please	e ensure to include a copy of your rent roll with all rent increase requests.	
RFTA Supplemental Form	Choose File No file chosen	(Required)
	Download Blank RFTA Supplemental Form	
NOTE:- If the requested rent, is an incr 10%, you must serve the tenant a 60-c	rease greater than 10%, you must serve the tenant a 90-day notice. If the rea lay notice.	quested rent, is an increase less than
60/90 Day Tenant Notice	Choose File No file chosen	(Required)
Rent Roll File	Choose File No file chosen	

Sacramento, CA 95814

I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		9428	Log of
Dashbo	ard											
0	\$1,1	44	血	\$27,	990	-2		4	0		2	2
Dece	mber 2023	Payments		2023 YTD F	ayments		Numbe	er of Tenants		Ab	atemen	nts
View Detailed L	edger	Ð	View Summa	ry Ledger	Ð	View Ter	nant	Ð	View Abater	ments		Ð

Messages from SHRA

Wednesday, Nov 15, 2023

Jun 9 2023 1:43PM

Friday, Jun 09, 2023

Landlord Portal - Help Desk Ticket

Landlord Portal - Contact Update :

Created : Nov 15 2023 1:36PM

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

Friday, Jun 09, 2023 Address Information Contact Information Landlord Portal - Contact Update : Jun 9 2023 1:43PM Street 630 | Street Thursday, Sep 29, 2022 Email Address noreply@shra.org Landlord Portal - Contact Update : Home Number **City** Sacramento Sep 29 2022 10:38AM **Office Number** 916-440-1390 State CA Thursday, Sep 29, 2022 Zip Code 95814 **Fax Number** 916-449-1285 Landlord Portal - Address Update : Sep 29 2022 10:36AM Edit Address Info Change Contact Info Help Desk Tickets **Direct Deposit Information** 1099 Tax Information Wednesday, Nov 15, 2023 Rent Change Payee Tax ID ******0759 Tax Year 2022 Payee Tax Name SACRAMENTO HOUSING & REDEVELOPMENT Tax ID ******0759 Routing Number 121000358 Tax Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC Account Number *******3601 HAP Amount \$123,860.00 Change Direct Deposit View 1099s



1099 List

All 1099s		
TaxYear	View 1099	
2022	POF 2	
2021	PDF 2	
2020	PDF 2	
2019	PDF 2	



I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		9428	Log of
Dashbo	ard											
0	\$1,1	44	血	\$27,	990	-2		4	0		2	2
Dece	mber 2023	Payments		2023 YTD F	ayments		Numbe	er of Tenants		Ab	atemen	nts
View Detailed L	edger	Ð	View Summa	ry Ledger	Ð	View Ter	nant	Ð	View Abater	ments		Ð

Messages from SHRA

Wednesday, Nov 15, 2023

Jun 9 2023 1:43PM

Friday, Jun 09, 2023

Landlord Portal - Help Desk Ticket

Landlord Portal - Contact Update :

Created : Nov 15 2023 1:36PM

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

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Inspections

Inspections Sorted By: Tenant Name

Filter

t0987456DONNA SMITH600 I STREET, #12, SACRAMENTO CA 95814ReinspectionMon, Oct 2, 2023PassAction -t0821485BOBBY BROWN600 I STREET, #52, SACRAMENTO CA 95814ReinspectionWed, Nov 29, 2023PassAction -t0741369SARAH TAYLOR600 I STREET, #45, SACRAMENTO CA 95814ReinspectionTues, October 25, 2022InconclusiveAction -t0865841JOHN DAVIS600 I STREET, #23, SACRAMENTO CA 95814AnnualMon, Jun 19, 2023PassView Detail	Tenant Code	Tenant Name	Tenant Address	Inspection Type	Inspection Date	Inspection Result	
t0821485 BOBBY BROWN 600 I STREET, #52, SACRAMENTO CA 95814 Reinspection Wed, Nov 29, 2023 Pass Action T t0741369 SARAH TAYLOR 600 I STREET, #45, SACRAMENTO CA 95814 Reinspection Tues, October 25, 2022 Inconclusive Action T t0865841 JOHN DAVIS 600 I STREET, #23, SACRAMENTO CA 95814 Annual Mon, Jun 19, 2023 Pass View Detail	t0987456	DONNA SMITH	600 I STREET, #12, SACRAMENTO CA 95814	Reinspection	Mon, Oct 2, 2023	Pass	Action 👻
t0741369SARAH TAYLOR600 I STREET, #45, SACRAMENTO CA 95814ReinspectionTues, October 25, 2022InconclusiveAction <t0865841JOHN DAVIS600 I STREET, #23, SACRAMENTO CA 95814AnnualMon, Jun 19, 2023PassView Detail	t0821485	BOBBY BROWN	600 I STREET, #52, SACRAMENTO CA 95814	Reinspection	Wed, Nov 29, 2023	Pass	Action -
t0865841 JOHN DAVIS 600 I STREET, #23, SACRAMENTO CA 95814 Annual Mon, Jun 19, 2023 Pass View Detail	t0741369	SARAH TAYLOR	600 I STREET, #45, SACRAMENTO CA 95814	Reinspection	Tues, October 25, 2022	Inconclusive	Action -
	t0865841	JOHN DAVIS	600 I STREET, #23, SACRAMENTO CA 95814	Annual	Mon, Jun 19, 2023	Pass	View Detai

Note:

An inconclusive inspections is noted for an inspection:

- any time an inspector is unable to gain access (because of a locked gate, gated complex, etc.)
- if a tenant refuses entry
- if there is no one over age 18
- on the 2nd failed attempt at entry



Inspection Details

Inspection Status: Inconclusive

Tenant Address600 | Street, #45, Sacramento, CA 95814Tenant CodeT0741369Tenant NameSARAH TAYLORLast InspectionReinspection - Oct 25 2022 11:19AM (Inconclusive)Next InspectionCot 25 2022 11:19AM (Inconclusive)

Note:

For abatements:

- 1. Contract will be terminated on the first day of the month after the 30th day of abatement, unless all items are fixed and a reinspection is requested prior to the 30th day of abatement
- 2. To schedule a reinspection on an abated unit, please email the request to hcvabatements@shra.org
- 3. Reinspection will not be scheduled if the request comes in after the 30th day of abatement
- 4. Housing Assistance Payments (HAP) are stopped during the abatement period and are not refundable. Payments will be restarted from the inspection pass date. No
 recoupment can be issued for the abated time



M SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info		9428	Log of
Dashbo	ard											
1	\$1,1	44	血	\$27,	990	-2		4	0		2	2
Dece	mber 2023	Payments		2023 YTD F	Payments		Numbe	er of Tenants		Ab	atemen	nts
View Detailed L	edger	Ð	View Summa	iry Ledger	Ð	View Ter	nant	Ð	View Abater	ments		0

Messages from SHRA

Wednesday, Nov 15, 2023

Jun 9 2023 1:43PM

Friday, Jun 09, 2023

Landlord Portal - Help Desk Ticket

Landlord Portal - Contact Update :

Created : Nov 15 2023 1:36PM

Landlord Information

Vendor Code v0009428

Full Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC

Friday, Jun 09, 2023 Address Information Contact Information Landlord Portal - Contact Update : Jun 9 2023 1:43PM Street 630 | Street Thursday, Sep 29, 2022 Email Address noreply@shra.org Landlord Portal - Contact Update : Home Number **City** Sacramento Sep 29 2022 10:38AM **Office Number** 916-440-1390 State CA Thursday, Sep 29, 2022 Zip Code 95814 **Fax Number** 916-449-1285 Landlord Portal - Address Update : Sep 29 2022 10:36AM Edit Address Info Change Contact Info Help Desk Tickets **Direct Deposit Information** 1099 Tax Information Wednesday, Nov 15, 2023 Rent Change Payee Tax ID ******0759 Tax Year 2022 Payee Tax Name SACRAMENTO HOUSING & REDEVELOPMENT Tax ID ******0759 Routing Number 121000358 Tax Name SACRAMENTO HOUSING & REDEVELOPMENT AGENC Account Number *******3601 HAP Amount \$123,860.00 Change Direct Deposit View 1099s

I SHRA	Home	Dashboard	Direct Deposit	Tenants	Rent Change	Ledger	Inspections	Help Desk	Contact Info	v0009428	Log
Help Des	sk										
Enter Informati	on - pleas	e be specific									
	Category Question	Selec	:t Category ct SubCategory		~			~			
		Create Tio	:ket								



Log c

Contact Info

SHRA Contact and Location Information

Office Hours

• Monday - Thursday: - 8:00 am - 5:00 pm

Call Center Hours

• Monday - Friday: - 8:00 am - 4:30 pm

Address

- 630 I Street, Sacramento, CA 95814
- Directions to HCV

Phone Number

- Main:
- 916.440.1390

More Information

- For information useful to HCV landlords, click here
- For HCV Frequently Asked Questions, click here



Virtual Office Hours

Landlords can now join in to speak with our Landlord Liaisons for assistance on any issues or questions they may have as housing providers working with SHRA.

- Tuesday Landlord Drop-in Hours 8:30am to 11:30am
- Thursday Landlord Drop-in Hours 1:00pm to 3:00pm

Zoom links on the website <u>www.shra.org</u>



Upcoming Workshops

- Payment Standards and Affordability Calculator Friday, December 8, 2023, at 11:30am https://shra-org.zoom.us/webinar/register/WN_p0wJwaGxSoWZ_YGH7A8dpg
- Finding Housing Using Your Voucher Monday, December 11, 2023, at 2:30pm https://shra-org.zoom.us/meeting/register/tZcldOyopj8tG9CGqKEcgkoBR6v0SwrSE0wl#/registration
- Owner Orientation

Wednesday, December 13, 2023, 2:30 p.m.

https://shra-org.zoom.us/meeting/register/tZAtdeihqzgjH9z9Cv508taa2PAAnzZzuHoo#/registration



Thank you for attending SHRA's Landlord Guide to Success.

