

RESOLUTION NO. 96-008

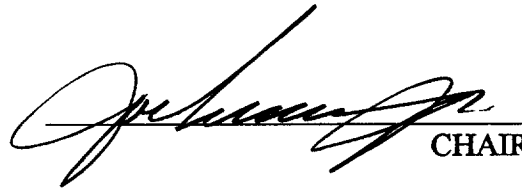
ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF AUG 20 1996


RENT POLICY FOR NON-FEDERALLY SUBSIDIZED DEVELOPMENTS

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

Section 1. The Executive Director is authorized to adopt and implement the Housing Plans for operation and management of the Las Victorianas development (Attachment I) and Oak Park duplexes (Attachment II) effective October 1, 1996.


CHAIR

ATTEST


SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: 96-008

DATE ADOPTED: AUG 20 1996

Las Victorianas - Tenant Based Section 8
Housing Plan
7/18/96

Program:

The Las Victorianas development will be operated and managed in accordance with HUD Code of Federal Regulations pertaining to Section 8 Housing Assistance Programs and within the guidelines of the Section 8 Administrative plan.

ELIGIBILITY:

Applicants must be 62 years of age or older (except in the condition where a handicap accessible unit is available), determined eligible in accordance with Section 8 program requirements, and placed on a waiting list.

Tenant Selection:

Residual Residents who currently have a Section 8 application on file will be given priority in accordance with the 10% exception rule and will receive a housing certificate. Residents who do not have an application on file will be given the opportunity to complete one and given a certificate in accordance with the 10% exception rule.

Residents who receive certificates have the option of staying in place or obtaining housing elsewhere.

All other persons interested in residing in this development will be referred through the Central Tenant Selection Office Section 8 Waitpool.

Marketing:

Vacancies occurring in this development will be listed with the Community Information Line, Central Tenant Selection Office, and the Leased Housing office.

FAIR MARKET RENT:

The fair market rent for Las Victorianas has been established and approved by HUD and is listed below:

\$375.00 per month

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DATE ADOPTED: **AUG 2 0 1996**

Residents will pay 30% of their adjusted gross income less utility allowance to SHRA. SHRA will receive the balance through a Housing Assistance Payment Contract.

EXCEPTION: Residual residents whose share of rent less utility allowance exceeds the fair market rent or who do not meet the Section 8 eligibility requirements will be permitted to remain in their unit and pay the established fair market rent.

Security Deposits:

Residual Residents - will be allowed retain their current security deposit on file.

New Residents - security deposits will be \$175.00, in accordance with the Conventional Housing program for 1 bedroom units.

Lease Agreement And House Rules:

The lease agreement and House Rules will be the same as that used in the Conventional Public housing program.

(7)

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Oak Park Duplexes - Tenant Based Section 8
Housing Plan
7/18/96

Program:

The Oak Park duplexes will be operated and managed in accordance with HUD Code of Federal Regulations pertaining to Section 8 Housing Assistance Programs and within the guidelines of the Section 8 Administrative plan.

ELIGIBILITY:

Applicants will be determined eligible in accordance with Section 8 program requirements and placed on a waiting list.

Tenant Selection:

Residual Residents who currently have a Section 8 application on file will be given priority in accordance with the 10% exception rule and will receive a housing certificate. Residents who do not have an application on file will be given the opportunity to complete one and given a certificate in accordance with the 10% exception rule.

Residents who receive certificates have the option of staying in place or obtaining housing elsewhere.

All other persons interested in residing in these developments will be referred through the Central Tenant Selection Office Section 8 Waitpool.

Marketing:

Vacancies occurring in these developments will be listed with the Community Information Line, Central Tenant Selection Office, and the Leased Housing office.

FAIR MARKET RENT:

The fair market rent for the Oak Park Duplexes has been established and approved by HUD and is listed below:

\$500.00 per month

Residents will pay 30% of their adjusted gross income less utility allowance to SHRA. SHRA will receive the balance through a Housing Assistance Payment Contract.

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EXCEPTION: Residual residents whose share of rent less utility allowance exceeds the fair market rent or who do not meet the Section 8 eligibility requirements will be permitted to remain in their unit and pay the established fair market rent.

Security Deposits:

Residual Residents - will be allowed retain their current security deposit on file.

New Residents - security deposits will be \$225.00, in accordance with the Conventional Housing program for 1 bedroom units.

Lease Agreement And House Rules:

The lease agreement and House Rules will be the same as that used in the Conventional Public housing program.

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