



Housing Our Heroes – Landlord Benefits

The landlord outreach program of the Housing Our Heroes initiative provides incentives to landlords with rental properties in the city of San Diego (ZIP code 92037 and ZIP codes that begin with 921, excluding 92118) who rent to homeless Veterans.

In addition, landlords with rental properties in the city of National City (ZIP code 91950) can participate in Housing Our Heroes. Veterans who receive Federal rental housing vouchers through the Veterans Affairs Supportive Housing (VASH) Program are able to rent units in National City.

Housing Our Heroes is investing close to \$12.5 million over two years in Federal, City and San Diego Housing Commission (SDHC) resources to provide housing opportunities for up to 1,000 homeless Veterans. SDHC and the City of San Diego (City) are partners in the Housing Our Heroes initiative.

Housing Our Heroes is an initiative of **HOUSING FIRST – SAN DIEGO**, SDHC's Homelessness Action Plan.

HousingOurHeroes@sdhc.org – (619) 578-7768 – www.sdhc.org

Pre-inspections – To expedite the rental process, SDHC pre-inspects units to qualify them to be rented to Veterans who have qualified for a housing voucher. The inspection certification is good for 60 days. In addition, the unit does not need to be occupied.

Landlord incentive payments – Landlords receive \$500 for the first apartment they rent to a homeless Veteran under the initiative and \$250 for each additional unit.

Contingency fund – Up to \$1 million is set aside to help landlords cover expenses upon move-out, such as repairs that exceed security deposits or rent due to unforeseen vacancies. Landlords file claims for reimbursements.

Security deposits/utility assistance – An average of \$1,500 in security deposits and \$100 in utility assistance per household.

Rental listings – Free online listings include photos, maps and information about rents, accessibility features and neighborhood amenities.

Application and credit check assistance – SDHC provides financial assistance for credit checks and application fees.

Tenant placement assistance – Using a database, SDHC matches Veteran participants with potential apartments, based on eligibility and housing preferences.

Landlord selects tenant applicant – Landlords retain the right to pre-screen and select the Veterans tenants.

Supportive services – All Veteran participants must be referred by SDHC partner agencies or organizations that provide supportive services to homeless Veterans.

Consistent Services Provided – Participants are assigned a case manager through a local service provider. All participants placed through Housing Our Heroes will have a monthly check-in with his or her provider.

Veterans Affairs Supportive Housing (VASH) voucher rent payments – For landlords who rent to VASH Veterans, SDHC obtained a waiver from the U.S. Department of Housing and Urban Development (HUD) that allows for up to a 20 percent higher rent payment amount. These Federal housing vouchers do not expire as long as the individual continues to meet qualifying criteria, such as income eligibility.

Landlord liaison – SDHC provides dedicated housing specialists to answer landlords' questions.



Housing Our Heroes Rent to a Homeless Veteran

List/Find Rental Housing

Free, online service for landlords to list their rental units

- Property pictures and map links
- Neighborhood features such as schools, parks and shopping
- Rent and deposit information
- Appliances, utilities and parking information

Quick and easy to list your rental property

- Visit www.sdhc.org and click on the “Housing Our Heroes” button
- Select “List Housing”
- Create username and password
- Supported by a toll-free, bilingual call center, 877-428-8844. Monday-Friday, 6 a.m. to 5 p.m. PDT.

For further information about Housing Our Heroes, call 619-578-7768
Email HousingOurHeroes@sdhc.org
Visit www.sdhc.org.



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