



# Voucher Advantage

“We’re About People”

## Facts about the Fair Housing Act

**What Type of Housing Is Covered?** The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

**What Is Prohibited?** Here is an excerpt from a U.S. Department of Housing and Urban Development document describing the Act: In the Sale and Rental of Housing, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting)
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing
- Refuse to rent to a family with one or more children under the age of 18

If you have questions regarding Fair Housing please contact the U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity at (800) 347-3739.



## Owner Education Seminar

The San Diego Housing Commission (SDHC) will conduct its sixth Owner Education Seminar for landlords on Wednesday, June 27 at 5:30 p.m. Presentations will include:

- Update on the Moving to Work/ Moving Forward Program
- Introduction of Biennial Reexaminations for Work-Able families
- Changes to reexamination dates
- Separation of Housing Quality Standards (HQS) inspections from the reexamination process
- Caseworker reassignments



*SDHC Achievement Academy Owner Education Seminar*

The seminar will be held at the Achievement Academy of the San Diego Housing Commission at 1045 11th Avenue. The seminar is free and parking validation will be provided. If you would like to attend, please contact Cris Bolton at (619) 578-7777, ext. 88 or email us at [ownerinfo@sdhc.org](mailto:ownerinfo@sdhc.org).

## Direct Deposit Changes

SDHC encourages all partner landlords to participate in its direct deposit program for electronic processing of all Housing Assistance Payments. This feature expedites payments to the landlord account(s) and decreases the risk of fraud and forgery.

If you receive direct deposit payments from SDHC and need to change your financial institution or deposit account, please contact Cris Bolton at (619) 578-7777, ext. 88. You also can send notification of any account changes via e-mail to [ownerinfo@sdhc.org](mailto:ownerinfo@sdhc.org).



## Moving Forward – Update

Path to Success is part of SDHC's Moving Forward program, also known as Moving to Work. Several important changes affecting tenants, landlords and property managers already are under way.

Path to Success modifies the method used to determine the rent portion paid by families who have been identified as able to work, or "Work-Able." This designation is for families that have at least one adult who is under 55, not disabled and not a full-time student ages 18-23. Path to Success will increase the average rental payment of Work-Able families.

At the same time, SDHC will guide Work-Able families in becoming more financially self-sufficient through enrollment at the Achievement Academy of the San Diego Housing Commission, a learning center offering job training, career planning and financial-education training (see article at right). Path to Success will allow SDHC to serve more low-income families. The program will be implemented beginning July 1, 2013.

Households without a Work-Able adult were designated "triennial." Beginning July 1, 2012, their eligibility for rental assistance will be reexamined every three years – a triennial schedule.

Housing Quality Standards inspections are no longer tied to a family's eligibility reexamination date. These examinations will continue to be performed every one or two years.

For more information about Path to Success, please visit [sdhc.org](http://sdhc.org).

## SDHC Achievement Academy Supports Path to Success

The Achievement Academy of the San Diego Housing Commission is a critical component of Path to Success and its goal of helping Housing Choice Voucher (Section 8) program participants launch careers and retain successful job skills. SDHC encourages landlords and property managers to share information about the SDHC Achievement Academy, which has helped many Housing Choice Voucher (Section 8) participants earn undergraduate degrees, purchase homes and even launch their own businesses.

Participants develop career and training plans to increase skills and become more qualified in today's competitive job market. Services are provided by specialists individually and in workshop settings. Participants receive training and coaching on all aspects of the job search process including:

- Resume Development
- Job Search Assistance
- Job Applications
- Job Placement
- Interviews

Additionally, onsite courses and workshops are conducted by community partners for job training programs, and a 30-station computer lab is available to support participants' training and job search activities.

Program orientations are conducted at the SDHC Achievement Academy, 1045 11th Avenue in downtown San Diego. To schedule an appointment, participants can contact Frances Flores at (619) 578-7451, or e-mail her at [francesf@sdhc.org](mailto:francesf@sdhc.org).

## Ensure the Safety of Tenants (and Prevent Next Day Abatements) by Correcting Emergency Violations

Emergency violations are housing deficiencies that threaten the health and safety of participants. They may be identified during a regularly scheduled inspection or at a special inspection conducted at the request of the tenant or another concerned individual. When a unit is cited for an emergency violation, the owner has 24 hours to correct the issue before SDHC is required to abate (stop) the housing assistance payment (HAP). The U.S. Department of Housing and Urban Development has recently worked with public housing authorities to identify items that are considered emergency violations, such as:

- A smoke detector that is missing, not working or not loud enough
- Kitchen range burners that do not ignite without the use of an outside fire source when the control knobs are turned to the "light" position
- Units that cannot be secured
- Waterlogged ceiling in imminent danger of falling
- Major plumbing leaks or flooding
- Natural gas leak or fumes
- Electrical problem that could result in shock or fire
- No heat when outside temperature is below 65° F
- Utilities not in service (gas, electric, water)
- No running water
- Lack of one functioning toilet

Owners should check rental units prior to any inspection to ensure that emergency conditions do not exist. Tenants should bring emergency conditions to the attention of their landlords, as well as notify their caseworker.

